



**CITY OF NORTH OAKS**

**Regular Planning Commission Meeting**

**Wednesday, May 10, 2023**

**7 PM, Community Meeting Room, 100 Village Center Drive**

**MEETING AGENDA**

**Remote Access** - *Members of the public may participate in the public hearing by:*

- 1) Attending the meeting in person and providing public comment during the public hearing;*
- 2) Attending the meeting remotely and providing public comment via zoom at the following Zoom meeting videoconference number: 1-312-626-6799, Webinar ID: 879 0789 5203 or by joining the meeting via the following link: <https://us02web.zoom.us/j/87907895203>. Individuals wishing to monitor the meeting remotely may do so in real time by watching the livestream of the meeting on North Oaks Channel 16 and on the City's website.*

**1. Call To Order**

**2. Roll Call**

**3. Pledge**

- 4. Citizen Comments** - *Members of the public are invited to make comments to the Planning Commission during the public comments section. Up to four minutes shall be allowed for each speaker. No action will be taken by the Commission on items raised during the public comment period unless the item appears as an agenda item for action.*

**5. Approval of Agenda**

**6. Approval of Previous Month's Minutes**

5a. Approval of Planning Commission Meeting minutes of April 12th, 2023

[Planning Commission Minutes 4.12.2023.pdf](#)

**7. Business Action Items**

- 6a. PUBLIC HEARING on the application by North Oaks Company, LLC for Subdivision (Preliminary Plan/Plat Approval) for the Southern Portion of Site K, Red Forest Way South Phase 2 for the property legally described as Tract R, Registered Land Survey No. 640, Ramsey County, MN. Discussion and possible action following the hearing.

[2023-05-10\\_Red\\_Forest\\_Way\\_South\\_PP\\_PC\\_Packet.pdf](#)

[PC\\_Resolution\\_Recommending\\_Approval\\_of\\_RFWS\\_Phase\\_2\\_Prelim\\_Plan\\_5-10-23.pdf](#)



6b. Review of City Ordinances for Potential Updates, Chapter 151 Zoning and Comprehensive Plan and Chapter 34 Planning Commission

[Ord\\_Amd\\_Chapter\\_34\\_Planning\\_Commission\\_.pdf](#)

[Ord\\_Amd\\_Chapter\\_151\\_Zoning\\_Ord\\_and\\_Comp\\_Plan.pdf](#)

6c. Discussion and possible action on Planning Commission calendar for 2023

**8. Commissioner Report(s)**

**9. Adjourn**



**North Oaks Planning Commission  
Special Meeting Minutes  
North Oaks City Council Chambers  
April 12, 2023**

**1. CALL TO ORDER**

Chairman Cremons called the meeting to order at 7:00 p.m.

**2. ROLL CALL**

Present: Chair Dave Cremons, Joyce Yoshimura-Rank, Nick Sandell, Grover Sayre III, Stig Hauge (attended via teleconference).

Absent: Bob Ostlund, Scott Wien.

Staff Present: Administrator Kevin Kress, Attorney Bridget Nason, City Planner Kendra Lindahl, Engineer Jon Morast, Engineer Tim Korby.

Others Present: Videographer Kenny Ronnan. North Oaks Company President Mark Houge, City Council Liaison Mark Azman.

A quorum was declared present.

**3. PLEDGE OF ALLEGIANCE**

Chair Cremons led the Council in the Pledge of Allegiance.

**4. CITIZEN COMMENTS**

There were no citizen comments.

**5. APPROVAL OF AGENDA**

**MOTION by Yoshimura-Rank, seconded by Sandell, to approve the Agenda. Motion carried unanimously by roll call.**

**6. APPROVAL OF PREVIOUS MONTH'S MINUTES**

Administrator Kress noted some clerical changes to the previous month's minutes.

**MOTION by Yoshimura-Rank, seconded by Sandell, to approve the Planning Commission Meeting Minutes of March 9, 2023. Motion carried unanimously by roll call.**

**7. BUSINESS ACTION ITEMS**

**a. Discussion and possible action on naming a Vice-Chair**

Chair Cremons has asked Nick Sandell to step into the role of Vice-Chair in the event the Chair cannot attend a meeting.

**MOTION by Cremons, seconded by Sayre, to appoint Nick Sandell as Vice-Chair of the Planning Commission. Motion carried unanimously by roll call.**

**b. Consider Application for Comprehensive Plan Amendment to amend City of North Oaks 2040 Comprehensive Plan to add additional properties within the areas**



**designated for future municipal sewer and water service and within the area designated as emerging suburban edge. (Modification of Tables 12, 13, 14 and 15 of Chapter 3 and amendments to Maps 1, 16, 17 and 18 of the City of North Oaks 2040 Comprehensive Plan which would allow the installation of municipal sanitary sewer and water systems, as well as the addition to the Emerging Suburban Edge (Map 1), Future Sewer Area (Map 16), Future Service Area (Map 17), and Future Water Service Areas (Map 18). The areas proposed to be added to Maps 16, 17 are Tracts A through R of RLS 640. Maps 1 and 18 areas proposed to be added area Tracts A through R of RLS 640 and Tracts F and H of RLS 561.)**

City Planner Lindahl shared about the Comprehensive Plan noting it is a document used by City Council and Planning Commission to make decisions. She shared about zoning designations within the City, as well as density.

North Oaks Company President Mark Houge gave history on Red Forest Way noting lift station was built with capacity to service another 33 lots. Given the desire to move away from septic systems it makes sense to have sanitary sewer serving the remaining 17 lots before the Commission on subdivision Phase 2 and make provisions to extend to Phase 1 lots if possible. He shared about gravity systems and pressure systems.

Commissioner Hauge asked to see a map of page 26 onscreen showing how the sewer system ties into the lift station.

Chair Cremons asked about a water connection.

Mr. Houge replied factors include a lawsuit in the works with White Bear Lake and their willingness and capacity to extend water to the development, the possibility of a loop system, and whether the system could be set up to extend water further west for fire protection and domestic water use.

Commissioner Hauge asked what kind of capacity an 8-inch sanitary sewer would give.

Mr. Houge replied engineers have designed for a minimum of 33 homes and they have not looked to see if they can connect more but noted they will look into that scenario.

Engineer Korby clarified an 8-inch pipe, at his estimate, would be plenty big for most of the City. The constriction would be the size of the force main and they may need to reconstruct a parallel force main from any lift station to the next point.

Chair Cremons asked to clarify that in the future if the City wanted to extend sewer further into the City it would require further amendments to the Comprehensive Plan.

Administrator Kress replied in the affirmative.

Commissioner Sayre clarified this would allow one to go with City sewer or water, although they would not have to.



Commissioner Yoshimura-Rank asked with Mr. LePoutre's situation and his lot being hooked up to City sewer, was an amendment made to the Comp Plan for just that property?

Administrator Kress replied in the affirmative noting the City had to change the MUSA (Metropolitan Urban Service Area) line.

Chair Cremons agrees with Commissioner Hauge that moving forward it makes sense to have the maximum flexibility even if they do not end up using any of the excess capacity. If the City does need this in the future they would not have to put in all the pipes.

Mr. Houge clarified the installation into the development from the lift station would be adequate based on the City Engineer's comments. However, they would have to evaluate upsizing the pumps in the lift station and increasing the size of the pressure line before he can definitively say that it could pick up more homes with what is proposed.

Commissioner Yoshimura-Rank thinks it is exciting about the possibility for the City as she has always been concerned about septic and wells and their sustainability. Being able to hook up to City sewer and water would be ideal.

Ms. Lindahl gave a presentation onscreen and summarized the proposed plans noting it would change the map in the Comprehensive Plan, which is a change of the MUSA line. She noted approval of the request would allow the Applicant the option to connect to both sewer and water while denial would require that they move forward on individual well and septic system. Cost of construction of these utilities is borne by the developer and will be formalized as the project comes forward. Long-term maintenance would be the responsibility of the homeowners, there is no part of this that is the City's responsibility, whether construction or maintenance. Ms. Lindahl shared about issues that may need to be worked through with White Bear Lake, and approvals would be needed from White Bear Township, the MN Department of Health, and the MN Pollution Control Agency before beginning construction on those utilities.

Commissioner Sandell asked if the City changes the zoning, does it give a homeowner the right to sewer and water? If during the development process, the City does not feel it is the right thing to do, is there still a control point to say they do not think a particular parcel should have sewer and water?

Ms. Lindahl replied the City will need to finalize that with the Applicant before submitting to the Met Council. The water issue is a little more fluid because it is not tied to the MUSA, it will need to be refined before granting preliminary approval. From a policy perspective, the Commission should consider that it is feasible to service all 33 lots with sanitary sewer, which is currently the Applicant's request.

**a. Public Hearing**

Chair Cremons opened the public hearing at 7:38 p.m. There were no public comments.



**MOTION by Yoshimura-Rank, seconded by Sayre, to close the public hearing at 7:38 p.m. Motion carried unanimously by roll call.**

**b. Discussion and Consideration of Recommendation to City Council Regarding Application**

**MOTION by Sayre, seconded by Yoshimura-Rank, to recommend approval with conditions as set forth in Option 1 regarding the request to for an amendment to the 2040 Comprehensive Plan that would modify Maps 1, 16, 17 and 18 and Tables 12- 15 of the plan to bring the subject parcels into the Metropolitan Urban Service Area (MUSA) and allow them to be served by sanitary sewer and water.**

City Council Liaison Azman noted there is capacity for 33 lots and asked if the Company is requesting 33 lots.

Administrator Kress clarified this item is just in regards to the map in the Comp Plan, rather than the preliminary plat. In connecting all 33 lots the Applicant would need to come back and amend some things.

Mr. Azman asked if the City amends the Comp Plan, will they have to connect because that is what Met Council wants.

Ms. Lindahl replied in the affirmative noting there is a meeting with Met Council to discuss the amendment before going to the City Council. A discussion on flexibility will be part of the meeting as North Oaks is unique and this is the last development.

Mr. Azman asked if there are any sold lots and whether the Company can force people to connect.

Mr. Houge noted that may be a legal question for the attorney but noted they have sold 7 of the 16 lots in Phase 1. The idea was that it would be nice to have the option to connect if systems could be designed to extend further west. He thinks they need clarification around what Met Council would require, and whether the property owners would be obligated to connect.

Attorney Nason noted regarding the question of whether people would have to connect if it is changed to sanitary sewer, the development that occurs will have to be consistent with the Comp Plan. If there is not intent to have those houses develop and connect to sanitary sewer, then they should likely be removed from the request for that Comp Plan amendment before the City this evening.

Administrator Kress asked if in one month the City hears from Met Council that changes will not be allowed in Phase 1, what will the Met Council be required to send to the City as an amendment?

Attorney Nason replied they may have to start over with the process, or could perhaps backtrack and have the Planning Commission review and respond to a revised application.



Mr. Houge clarified the Company are not adamant that they have the ability to connect Phase 1 lots to sanitary sewer, rather it was more of an option for the benefit of the community. He asked if the Planning Commission's vote should be conditioned upon the response from the Met Council.

Ms. Lindahl thinks they should proceed with the request to bring all of Red Forest Way in, noting the intent is to suggest to Met Council that the lots are already platted and they want the option to connect.

Attorney Nason clarified the Planning Commission could recommend approval as presented and to the extent the Met Council does not approve of the full application, Planning Commission still recommends that the City Council move forward with the modifications that include the Red Forest Way Phase 2 and adjacent properties.

Commissioner Sayre stated if his motion did not say that, he'd like to make sure that it does should it be approved.

Mr. Azman asked what the incentive is to use water over wells.

Mr. Houge noted the economics sometimes balances out with equal costs for a lot owner. It is nice to have municipal water for fire protection, and provides an upgrade pass to continue water into North Oaks in the future.

**Motion carried unanimously by roll call.**

**c. Consideration of Application for Property Subdivision (Preliminary Plan Approval) for Subdivision of RLS 640, Tract R, Red Forest Way South Phase 2) to Determine if Application is Complete**

Attorney Nason clarified this is to determine completeness for the application of Preliminary Plan and Plat approval. The Planning Commission evaluates whether all requirements in City Code and the East Oaks PDA documentation have been received.

Ms. Lindahl noted three things on the checklist that are not in the packet but Staff does not believe are required for this application. Staff believes it is complete for what is required of this project. She explained the items on the checklist: 1) the checklist requires a landscape plan but the PDA does not; 2) basement elevations were not provided for all lots. However, elevations are provided for lots 1-10 and the Applicant has asked to wait until the homes on lots 11-17 are designed so they can do custom grading to maximize tree preservation; 3) the checklist requires a signage plan, yet no signage is proposed.

**a. Discussion**

Chair Cremons asked about easements.



Administrator Kress replied easements are typically discussed with NOHOA (North Oaks Home Owners Association) during Preliminary Plan approval, and if this is deemed complete it will go into the subdivision phase to receive comments from NOHOA on different easements for open space or trails. Depending on what Met Council says, some easements may be different throughout the area.

Chair Cremons asked about long-term maintenance and repair on water retention ponds.

Administrator Kress explained the majority are managed by NOHOA or the North Oaks Company. The City does not own any stormwater facilities or have any obligation to them.

**b. Consideration of Resolution No.2023-1 Determining the Preliminary Plan Application is Complete**

**MOTION by Sandell, seconded by Hauge, to approve Resolution No. 2023-1 deeming the application complete. Motion carried unanimously by roll call.**

**c. Discussion and Possible Action on Planning Commission 2023 Meeting Schedule**

Administrator Kress put forth two options for a meeting schedule with the Commission have two dates on the calendar per month. The Commissioners discussed possible dates to meet during each month and what works best. Part of the discussion determined that every other month they would meet on the last Thursday of the month.

**MOTION by Cremons, seconded by Sandell, to adopt the Annual Planning Commission 2023 Calendar as discussed. Motion carried unanimously by roll call.**

**d. Discussion on Land Use Ordinances including possible future amendments to Planning Commission Ordinance, and Comprehensive Plan Ordinance, as well as Voting Procedures and Adoption of Rules of Order**

Chair Cremons stated in June 2019 a section of City Code related to the Planning Commission was removed regarding its role in the Comprehensive Plan process. State Statute requires the Commission to be involved in the Comp Plan work, and he would like look at getting the Ordinances back into the place where the Planning Commission are legally authorized. No decisions have been made. He hopes to have a working group that includes Councilmember Azman and others interested to begin looking at Ordinances and suggested changes. This could potentially save homeowners and the City considerable headaches and cost by making sure the Ordinances work the way the City Council intends. Anything recommended by the Commission goes to the City Council and can be approved or rejected.

Administrator Kress noted a task force consisting of himself, Councilmember Azman, and Chair Cremons could work behind the scenes to look at things and bring back a discussion for the Planning Commission.

The Commissioners were in favor of the task force.



**9. COMMISSIONER REPORTS**

Mr. Cremons noted the following night they will meet with the City Council to learn about roles, standards, and the Open Meeting Law.

Administrator Kress reminded the Commissioners to complete the INET training.

**10. ADJOURNMENT**

**MOTION by Yoshimura-Rank, seconded by Sayre, to adjourn the meeting at 8:23 p.m.  
Motion carried unanimously by roll call.**

\_\_\_\_\_  
Kevin Kress, City Administrator

\_\_\_\_\_  
Dave Cremons, Chairman

Date approved \_\_\_\_\_



## PLANNING REPORT

TO: North Oaks Planning Commission

FROM: Kendra Lindahl, City Planner  
Kevin Kress, City Administrator  
Bridget Nason, City Attorney  
Tim Korby and John Morast, City Engineers

DATE: May 1, 2023

RE: North Oaks – East Oaks Planned Unit Development (Site K)  
Red Forest Way South Phase 2 Preliminary Subdivision(Plat/Plan)

Date Complete Application Submitted	April 5, 2023
Planning Commission Meeting Date:	April 12, 2023
Planning Commission Public Hearing:	May 10, 2023
City Council Meeting Date:	May 25, 2023
60-day Review Date:	June 4, 2023

## REQUEST

The North Oaks Company, LLC has requested preliminary subdivision(plat/plan) approval of a 17-lot single family residential subdivision of Tract R in RLS 640 (Red Forest Way South). The 35.09 acre property is part of the larger 87.7-acre property is identified as “Site K” (North Black Lake) in the East Oaks Planned Development Agreement (PDA).

The Planning Commission deemed the preliminary subdivision(plat/plan) application complete at their April 12, 2023 meeting and scheduled the public hearing for May 10, 2023.

## BACKGROUND

The applicant has a separate request for approval of a Comprehensive Plan Amendment to expand the Metropolitan Urban Service Area (MUSA) to add the properties in Red Forest Way South Phase 2 and part of Red Forest Way South Phase 1 developments. This would modify Maps 1, 16, 17 and 18 in the 2040 Comprehensive Plan and allow these properties to connect to sanitary sewer and water. The

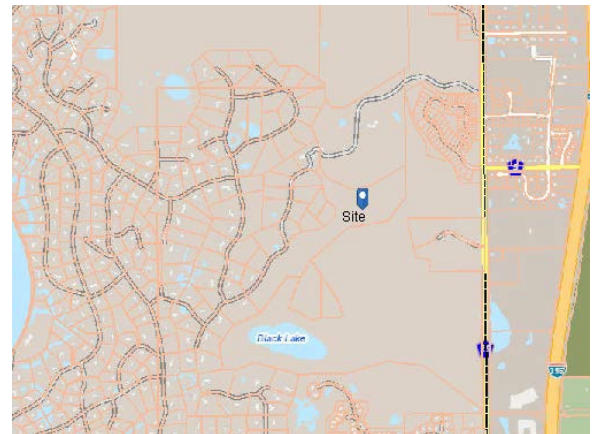


Figure 1 - Location Map



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areas proposed to be added to Maps 16, 17 are Tracts A through R of RLS 640. The Planning Commission held a public hearing on April 12<sup>th</sup> and recommended approval of the request. The City Council is expected to review the request on May 25<sup>th</sup>.

On January 21, 2020, the North Oaks Company, LLC (North Oaks Company, Applicant or Developer) submitted a concept plan for a two-phase residential development with 34s lot for East Oaks Development Area Site K (referred to within the East Oaks PDA as the North Black Lake Site) referred to as the Red Forest Way South Development Site.

At the February 4, 2020 meeting, the Planning Commission provided informal feedback to the Developer regarding a concept plan submittal for “Site K”, located north of County Road H2 and west of Centerville Road.

On December 17, 2020, the City Council approved the preliminary plan/plat (subdivision) approval of Phase 1 of the two-phase, Red Forest Way South subdivision which consists of 17 lots for single family residential dwelling units (along with one lot on which no dwelling unit is allowed) located in the northwest area of the site. A total of 16 lots were conceptually illustrated within Phase 2, located in the southeast area of the site.

According to the PDA and the City’s zoning map, the City’s RSL - PUD, Residential Single-Family Low-Density zoning district provisions apply to the subject property. Additionally, a portion of the site lies within the Shoreland Management Area of Black Lake (shoreland district), a designated “natural environment” lake.

All Phase 2 lots are proposed to be served by sanitary sewer and municipal water pending approval of the requested Comprehensive Plan Amendment. If the Comprehensive Plan Amendment is not approved, the applicant would be required to revise the plans to remove the planned utilities and show primary and secondary septic locations and a well location on each parcel, and each parcel would have to meet the “suitable site” requirements of the City’s zoning ordinance; lot lines would be adjusted if necessary to ensure that all lots meet these requirements.

**Attached for reference:**

- Exhibit A: Location Map
- Exhibit B: East Oaks PUD Map
- Exhibit C: Applicant Narrative dated March 23, 2023
- Exhibit D: RLS 640 (Red Forest Way South phase 1)
- Exhibit E: 2020 Red Forest Way South Concept Plan



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- Exhibit F: Existing Conditions
- Exhibit G: Preliminary Plat Plan
- Exhibit H: Preliminary Plat Easement Plan
- Exhibit I: Civil Plans from Sathre-Bergquist dated March 23, 2023
- Exhibit J: Trail Locations Maps dated March 23, 2023
- Exhibit K: Lot Tabulations
- Exhibit L: Rare Plant Survey Report dated June 22, 2021
- Exhibit M: City Forester Memo dated April 16, 2023
- Exhibit N: NOHOA letter dated May 4, 2023
- Exhibit O: DNR email dated April 28, 2023
- Exhibit P: VLAWMO memo dated April 18, 2023
- Exhibit O: City Engineer memo dated May 3, 2023

## ISSUES ANALYSIS

### **Planning Comments**

The 17 lots proposed for Red Forest Way South Phase 2 would result in a total of 34 lots in the two phases. This is consistent with the original concept plan and is allowed by the PDA.

### **Preliminary Plan/Plat (Subdivision) Review**

#### *Consistency with the East Oaks PDA*

The preliminary plan/plat (subdivision) must be consistent with the approved master development plan and the East Oaks PDA, and likewise comply with all other applicable zoning ordinance and subdivision regulations. Section 2.1 of the East Oaks PDA lists the following as some of the purposes of the PDA:

- A. Provides the means for greater creativity and flexibility and environmental design than is provided for under the strict application of the existing zoning code while at the same time*



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*preserving the health, safety, order, convenience, prosperity and general welfare of the City and its inhabitants.*

- B. Functions as a catalyst in assisting resolution of preexisting water table, wetlands, woodlands, open space, and storm water drainage issues, as well as promotes the maintenance and development of biodiversity within the Subject Property.*
- C. Provides for a creative and efficient approach to the use of the Subject Property.*
- D. Provides for the preservation and enhancement of desirable land characteristics and open space; and*
- E. Provides for an integrated development pattern and a harmony with the land use, density, environmental protection, shoreland and wetlands protection, transportation facilities and community objectives of the City's Comprehensive Plan.*

As noted above, the preliminary plan/plat is required to be consistent with the approved master development plan and the East Oaks PDA and Section 2.2 of the PDA further provides that preliminary plans "consistent with the PDA shall be approved by the Council."

#### *Compliance with the Regulations used to Implement the East Oaks PDA*

The current plan reflects the Planning Commission direction from the Concept Plan review. The lots have been adjusted to reflect the final design and change to the street alignment from the concept plan consistent with the Phase 1 approvals. The 17-lot subdivision has been reviewed for consistency with Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance and City Code requirements, as well as City policies. The City Engineer's comments are incorporated into this staff report, the detailed comments are included in the attached engineering memo and the approval conditions require compliance with the memo. This report will highlight key issues for Planning Commission consideration and review.

#### Effect Of Preliminary Plan/Plat (Subdivision) Approval

Approval of the preliminary plan/plat (subdivision), with or without conditions, represents approval of the final subdivision design. MN Statutes §462.358, Subd. 3b. provides that "following preliminary approval the applicant may request final approval by the municipality, and upon such request the municipality shall certify final approval within 60 days if the applicant has complied with all conditions and requirements of applicable regulations and all conditions and requirements upon which the preliminary approval is expressly conditioned either through performance or the execution of appropriate agreements assuring performance."





### Planned Unit Development Agreement (PDA)

The subject site is governed the East Oaks PDA. The PDA is considered a “zoning contract” which supersedes the strict requirements of the City’s Zoning and Subdivision Ordinances.

According to the East Oaks PDA, a total of 64 single family detached dwelling units are allowed upon Site K, with a potential density increase of 30 percent. This allows a total of 83 dwelling units. This 17-lot subdivision would result in a total of 74 buildable lots along with one lot on which no dwelling unit is proposed to be constructed. The submitted preliminary plan/plat is consistent with the PDA requirements.

The East Oaks PDA calls for a total of 645 dwelling units within the East Oaks Development area. Including an additional 28 dwelling units allowed via the conversion of 5.73 remaining commercial acres, a total of 673 total dwelling units are allowed to be constructed within the East Oaks Development Sites (645 units + 28 commercial conversion units = 673 total dwelling units). The table below illustrates the existing/approved dwelling unit counts for each of the East Oaks development sites. For the purposes of the table below, Tract Q, RLS 640, which is subject to a requirement that a declaration be recorded against the lot that prohibits the construction of a dwelling unit on the lot, is not counted as a dwelling unit on Site K.

Site	Name	1999 Planned Number of Development Units	2020 Actual Dwelling Units	2023 Actual Dwelling Units (Includes proposed RFWS Phase 2 Development and 1 unit allocated to East Preserve)
Site A	Peterson Place (Wildflower)	40	27	27
Site B	East Preserve	2	0	1
Site C	Nord	10	0	12
Site D	Rapp Farm	200	156	156
Site E	East Wilkinson	110		
	Site E-1 (Villas of Wilkinson Lake)		47	47
	Site E-2 (The Mews)		90	90
	Site E-3 (Waverly Gardens)		n/a: counted as commercial	
Site F	Andersonville (Anderson Woods)	10	4	13
Site G	Gate Hill	68	0	73
Site H	Island Field	35	0	74
Site I	East Mallard Pond (The Pines)	54	54	54
Site J	North Ski Hill	7	7	7





Site	Name	1999 Planned Number of Development Units	2020 Actual Dwelling Units	2023 Actual Dwelling Units (Includes proposed RFWS Phase 2 Development and 1 unit allocated to East Preserve)
Site K	North Black Lake (Red Forest Way)	64	41	74
Site L	South Deer Hills (Southeast Pines)	45	45	45
Site M	-	0		
<b>TOTAL</b>	<b>Totals</b>	<b>645</b>	<b>471</b>	<b>673</b>

Note: Site H commercial acreage converted to 74 additional dwelling units per 8th Amendment to PDA and Resolution Nos. 1399 and 1378

### Land Use and Zoning

Land within the “Red Forest Way South” parcel” is guided for “Low Density Residential Use” by the City’s 2040 Comprehensive Plans (Land Use Plan). Lands designated for “Low Density Residential Use” are intended to allow for strictly for single family detached housing. No multiple family attached residences are allowed.

The Comprehensive Plan also states that, within areas guided for low density residential use, a heavy emphasis is placed upon the preservation and protection of the natural environment.

Section H.3. (pg. 67) of the 2040 plan which that *“For future developments in the East PUD area, the subdivider may utilize centralized sanitary sewer depending on accessibility and sewer line capacities.”*

The Comprehensive Plan also notes that *“the developments in the East Oaks PUD area will be, served by private water systems that to the White Bear Township water system. A Powers Agreement has been established the City and the Township related to these services.”*

The comprehensive plan amendment to add this property to the sewered area is in process. The City Council is expected to review the request on May 25th and if approved it will be submitted to the Metropolitan Council for review. The Metropolitan Council must review comprehensive plan amendments for “conformity with metropolitan system plans” (MN Statute §473.175, Subd. 1) and determine is it note a “substantial departure from metropolitan system plans.” The final plan/plat cannot be approved until Comprehensive Plan amendment process is completed.

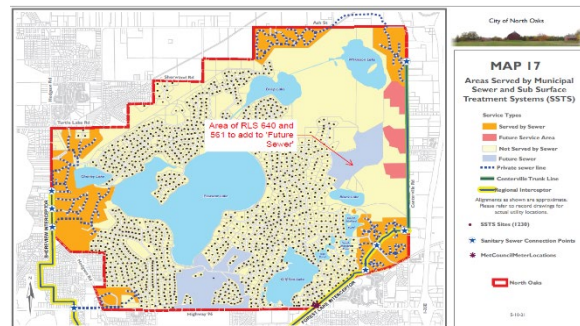


Figure 2 - Map 17 CPA Amendment

states  
Oaks

sewer

“Many of  
are, or  
connect  
Joint  
between



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The “Red Forest Way South” site is zoned RSL - PUD, Residential Single-Family Low-Density which makes an allowance for single family detached dwellings such as those proposed.

Four of the parcels (parcels N-Q) are within the Shoreland Management Area of Black Lake (shoreland district), a designated “natural environment” lake. The shoreland district boundary of Black Lake is measured 1,000 feet from the 899.4 ordinary high water level (OHWL) elevation. The MNDNR has reviewed the plans and confirmed that the district boundary is accurately reflected.

#### Site and Lot Access

Black Lake Road was approved with the Phase 1 plans and the roads, including the new cul-de-sac, were graded as part of that phase 1 work. The cul-de-sac is approximately 800 feet long. Approval of this phase would allow construction of the cul-de-sac to serve Parcels B-J. The developer will provide a proposed name for this street prior to the final approval.

#### Lot Standards

The plan shows 17 lots, which brings the total lots in Red Forest Way South to 34 lots. Although only 33 lots were shown with the phase 1 preliminary plat/plan, 34 lots were shown in the concept plan for this subdivision.

The lots range in size from 1.29 - 4.05 acres. The lots outside of the shoreland district average 1.74 acres. The RSL-PUD district requires: “The average size of each and every lot, tract, or parcel of land created by the subdivision shall have a minimum area of 1.45 acres, and in no event shall any lot, tract, or parcel of land so created have a minimum area of less than 1.25 acres.” The parcels comply with these standards.

The PDA defines a suitable site as “a useable area of at least 25,000 contiguous square feet for those lots with individual sewage treatment systems and 15,000 contiguous square feet for those lots served by a central sewer system connected to the regional facilities.” The lots are all proposed to be connected to sanitary sewer and comply with the minimum requirements. The PDA states that “the suitable site requirements of the Subdivision Ordinance shall not apply to Development Sites which are served by central sanitary sewer.” However, if the sanitary sewer is not approved, Parcels A -C would need to be expanded to comply with the usable area for septic lots.

Lots within the shoreland district must be a minimum of 80,000 sq. ft. (1.84 acres) in area and a minimum of 150 feet in width. All parcels in the shoreland district exceed these standards.

The RSL – PUD district requires a minimum structure setback of 30 feet from all property lines and wetland. Additionally, those parcels in the shoreland district are required to provide a minimum structure setback of 150 feet from the ordinary high water level (OHWL) of Black Lake.





Within RSL - PUD Districts, a maximum floor area ratio (FAR) of 12 percent is imposed (ratio of floor area of buildings to gross lot area). Staff recommends compliance with this standard as a condition of preliminary plan/plat approval.

### Park Dedication and Trails

The proposed preliminary plan/plat does not include any parkland dedication but does show trail easements on the perimeter of the site. Park dedication requirements for the development sites located within the East Oaks Development area were previously satisfied by the developer via the following:

1. Open space easements
2. Conservation easements to the Minnesota Land Trust
3. Rough grading of park and trail areas and the construction of trails as depicted on the trail plan
4. Primary trail easements to NOHOA
5. Conveyance of open space as depicted on the Park and Open Space Plan to NOHOA per the terms of the PDA

Tract S of RLS 640 and Tract C, RLS 561 (directly south of Red Forest Way South Phase 2) is being deeded to NOHOA with this subdivision.

The trails are in the rear yard of most proposed parcels and are within the 30-foot wetland setback in several areas. The PDA and City Code allow this encroachment, but additional information is required to ensure there is no impact to the wetlands. The applicant is working with NOHOA on the final alignment of the trails, which will provide connections to Hill Farm Condominiums, Waverly Garden, the Pines and Catbird Lane. Staff recommends that these trail locations be constructed prior to home construction if possible or clearly marked for homeowners to understand the location.

### Tree Preservation

While both the City's Comprehensive Plan and the East Oaks PDA clearly highlight the preservation of natural resources as a primary community objective, City ordinances do not impose specific tree preservation requirements on new residential subdivisions. As part of the phase 1 development a rare plant survey was completed for this site. The survey identified four native plant communities in the Red Forest Way South project area, including the Kinnikinnick dewberry which has state status of Special Concern but is not protected under state law.

The applicant has indicated that parcels K-Q will be custom graded to maximize tree preservation and minimize impacts to natural resources. They have not provided basement elevations for parcels K-Q, but the City Engineer recommends that preliminary elevations be provided prior to final plat/plan.

The City Forester reviewed the plans and provided a comment letter dated April 16, 2023. Recognizing that the preservation of significant trees is a paramount issue in the City, staff recommends that, where practical, these comments be considered as a condition of approval.





### Signage

No development signage is proposed for this phase.

### Engineering Comments

The engineering comments have been provided and are based on a preliminary review of the preliminary plans. A comprehensive review will be completed with the construction plans.

### **CONCLUSION**

The Planning Commission is being asked to examine and provide recommendation to the City Council on the preliminary subdivision(plat/plan) for Red Forest Way South Phase 2 (part of Site K in the East Oaks PDA).

If the Planning Commission finds that the submitted plans are consistent with the approved East Oaks PUD Master Plan and demonstrate an ability to meet applicable requirements of the City's Zoning and Subdivision Ordinances, the Commission should recommend approval of the plans and list conditions to be considered by the City Council.

If the Planning Commission finds that the submitted plans are not consistent with the approved East Oaks PUD Master Plan and do not meet applicable requirements of the City's Zoning and Subdivision Ordinances, the Commission may recommend denial of the request by stating findings of fact as to the specific reasons for such recommendation.

### **STAFF RECOMMENDATION**

Staff finds that the submitted preliminary plan/plat (subdivision) application is consistent with the East Oaks PDA and the Master Development Plan and will, with conditions, comply with regulations used to implement the PDA.

Therefore, Staff recommends of approval of the proposed Red Forest Way South Phase 2 preliminary plan/plat (subdivision) application subject to the fulfillment of the following conditions:

1. Approval is contingent upon approval of the requested Comprehensive Plan amendment to allow the parcels to be served by sanitary sewer and municipal water. Should the Comprehensive Plan Amendment be denied, the applicant would be required to revise the plans to show:
  - a. a well site, primary and secondary septic locations on each parcel and
  - b. compliance with the suitable site requirement with a minimum of 25,000 sq. ft. of usable area per lot.
2. The applicant shall comply with all conditions in the City Engineer's memo dated May 3, 2023.



p 651-792-7750  
f 651-792-7751



northoaks@northoaksmn.gov  
www.northoaksmn.gov



100 Village Center Drive, Suite 230  
North Oaks, MN 55127



3. The applicant shall comply with all conditions in the NOHOA memo dated April 27, 2023.
4. Where practical, the applicant shall comply with the recommendations in the City Forester's memo dated April 16, 2023.
5. Fee title to Tract S of RLS 640 and Tract C, RLS 561 shall be deeded to NOHOA with the final plat/plan.
6. The trail locations shall be finalized with NOHOA prior to final plat/plan application. Final locations of the trails and trail easements shall be clearly shown on the plans.
7. The applicant shall comply with the Shoreland District standards in Section 153 of the City Code, including the shoreland alteration standards in Section 153.052.
8. All structures shall be set back a minimum of 30 feet on all property lines and wetlands. In addition, structures which lie within the Shoreland Management Area (Overlay) District shall be set back a minimum of 150-feet from the ordinary high-water level of Black Lake.
9. Floor area ratios (ratio of floor area of buildings to gross lot area) shall not exceed 12 percent.
10. The maximum impervious surface on any lot shall not exceed 25 percent.
11. The applicant shall revise the plans to comply with all conditions of approval prior to submittal of the final plat/plan.

## PLANNING COMMISSION OPTIONS

In consideration of the preliminary subdivision(plat/plan) application, the Planning Commission has the following options:

**A) Recommend approval**, with conditions, based on the applicant's submission, the contents of this report, public testimony and other evidence available to the Planning Commission.

- This option should be utilized if the Planning Commission finds the proposal adheres to all City Code requirements and previously approved East Oaks PDA and Master Development Plan provisions.



p 651-792-7750  
f 651-792-7751



northoaks@northoaksmn.gov  
www.northoaksmn.gov



100 Village Center Drive, Suite 230  
North Oaks, MN 55127



- Approval at this time means that, upon City Council approval, the applicant can proceed to final plans with assurances that final subdivision approval will be granted provided all conditions are met.

**B) Recommend denial** based on the applicant's submission, the contents of City Staff reports, received public testimony and other evidence available to the Planning Commission.

- This option should only be utilized if the Planning Commission can specifically identify one or more provisions of the City Code or East Oaks PDA that are not being met by the preliminary plat/plan (subdivision) proposal.

**C) Continue** the matter to request for further information from staff or the applicant or to continue the public hearing. Additional requested information should be specifically identified by the Planning Commission.

cc: Roberta Colotti, NOHOA



p 651-792-7750  
f 651-792-7751

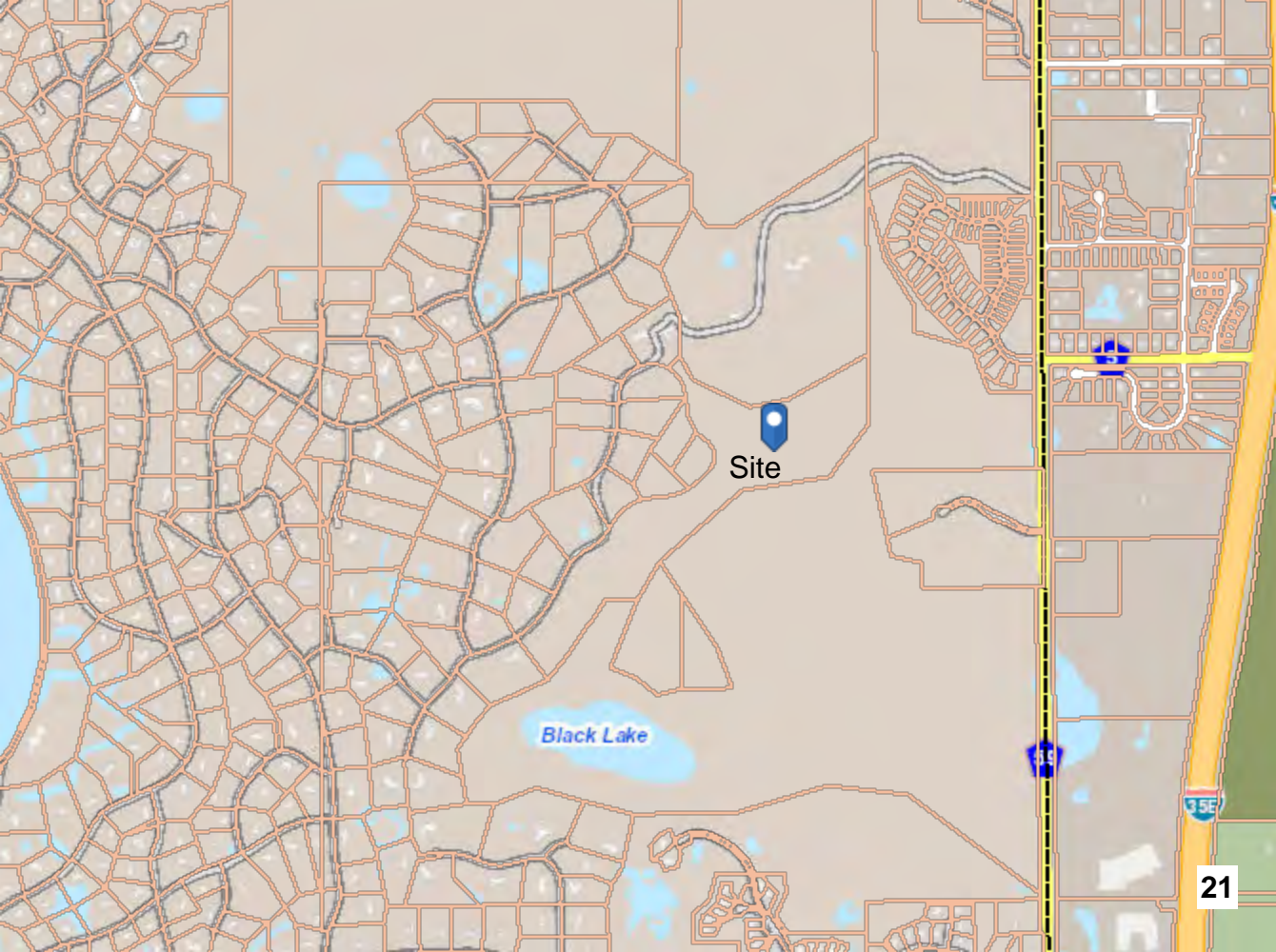


northoaks@northoaksmn.gov  
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100 Village Center Drive, Suite 230  
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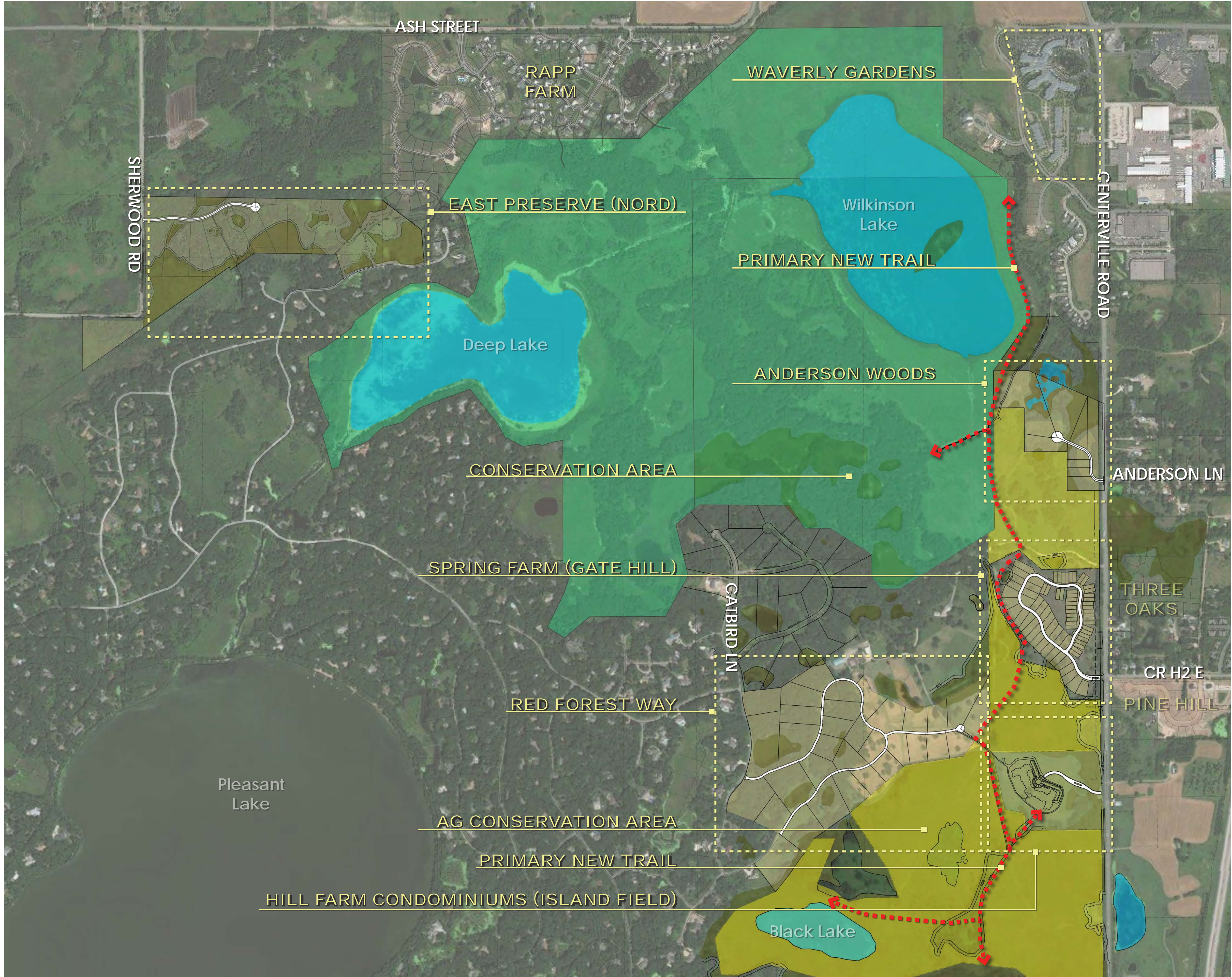


Site

Black Lake

3 SE





LEGEND

RESIDENTIAL LOT



CONSERVATION AREA



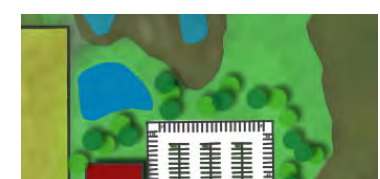
AG CONSERVATION AREA



WETLAND



POND



SATHRE-BERGQUIST, INC.  
150 SOUTH BROADWAY WAYZATA, MN 55391 (652) 478-6000







March 23, 2023

Mr. Kevin Kress  
City Administrator  
City of North Oaks  
100 Village Center Drive, Suite 150  
North Oaks, Minnesota 55127

Re: Site K – Red Forest Way South – Phase 2 (North Black Lake) Development  
Preliminary Plan –Subdivision Application

Dear Kevin,

This letter accompanies the application for Preliminary Plan approval to subdivide Site K – Red Forest Way South, previously known as North Black Lake, including all items outlined in the submittal requirements of the East Oaks Planned Unit Development Agreement, dated February 11, 1999 (PDA).

North Oaks Company LLC (Company) submitted a Concept Plan for development of both Phase 1 & 2 of the Subject Property on December 3, 2019 and again on January 30, 2020 in accordance with the terms of the PDA.

Please consider this a request for the City of North Oaks (City) Staff to review the application for Preliminary Plan approval for the subdivision of Site K - Red Forest Way South – Phase 2 (Site). We request the Planning Commission review and approve the application is complete during its meeting April 12, 2023, and review again at the Planning Commission meeting May 10, 2023 with the required public hearing and recommend City Council approve the subdivision of Site at a special meeting on or around May 25, 2023, if possible.

It is our understanding the City is also moving forward with the process to update the 2040 Comprehensive Plan to modify Maps #1, #16, #17 and #18 to allow for sanitary sewer and water to be installed in the areas known as Red Forest Way South – Phase 1 & 2.

The Site is zoned RSL-PUD and the Company is developing the Site in 2 phases. This application is for the subdivision of Phase 2 of the Site, which is 17 lots for the construction of single-family homes. You will find the drawings show the approved final plans for Phase 1 which includes 16 additional lots for the construction of single-family homes. The lots in Phase 1 have been constructed and a registered land survey (RLS 640) has been recorded with Ramsey County. Each lot is larger than the minimum 1.45 acres required in the PDA. The lots in Phase 2 will be served with municipal sanitary sewer, municipal water, natural gas, electric, and communication systems. The lots in Phase 1 currently utilize a well for the water supply and on-site septic system for sanitary sewer. The Company is willing to consider extending sanitary sewer and water to lots in Phase 1 as shown on the Phase 2 Plans, if possible. An amendment to the Phase 1 Developer's Agreement will be necessary if water and sanitary sewer are to be constructed in Phase 1.



The proposed subdivision of lots is further described in the enclosed documents:

- Sheet 1 – Title Sheet, dated 03.23.23
- Sheet 1A – Preliminary Overall Existing Conditions, dated 03.23.23
- Sheet 1B – Preliminary Existing Conditions Within Lot Areas, dated 03.23.23
- Sheet 2 – Preliminary Plat Plan, dated 03.23.23
- Sheet 3 – Preliminary Plat Easement Plan, 03.23.23
- Sheet 4A, 4B, 4C and 4D – Preliminary Grading Plans, 03.23.23
- Sheet 5A, 5B, and 5C – Preliminary Erosion Control Plans, dated 03.23.23
- Sheet 6A, 6B, 6C, 6D, 6E, 6F, 6G, and 6H – Preliminary Sanitary Sewer and Watermain Plans, dated 03.23.23
- Sheet 6I, 6J, 6K, and 6L – Preliminary Storm Sewer Plans, dated 03.23.23
- Sheet 7A, 7B, 7C, 7D, 7E and 7F – Preliminary Street Plans, dated 03.23.23
- Lot Tabulation – dated 03.23.23
- Overall North Oaks Address and RLS Map

Phase 2 will include eight (8) lots to be accessed directly from recently constructed Black Lake Road, and the remaining nine (9) lots will be accessed from a new road, that connects to Black Lake Road and extends east to a cul-de-sac. A name for the new road will be proposed prior to Planning Commission. The Company consulted with Westwood Engineering and the adjoining roads serving the project have ample capacity to accommodate the vehicular traffic in and out of the project. A copy of the memo is included with the submittal. The preliminary grading plan shows there are no impacts to wetlands or mature trees. Stormwater was modeled for both Phase 1 and Phase 2 and ponds were constructed with Phase 1. The Stormwater Management Report prepared by AE<sub>2</sub>S dated October 6, 2021 is included with this submittal.

The lots along the south side of Phase 2 are located along the existing Farm Road to minimize any grading and tree removal. Grading and tree removal will not occur on the proposed lots until each future homeowner determines the placement of their home and be approved as a part of the building permit process for each home.

Open space has been provided on the south side of the Site on Tract S of RLS 640, as shown on the drawings. Tract S will be deeded to NOHOA with Phase 2. The Company and NOHOA have agreed to connect the Site to existing trails that extend east to Hill Farm Condominiums, north to Waverly Gardens, south to the Pines, and west to the NOHOA trail system at Catbird Lane.

The Company request approval to complete grading, street construction, and installation of all utilities in Phase 2, by separate action of the City Council at the same time as it approves the Preliminary Plan, as per Article 5 of the PDA given it is the desire to install utilities under the proposed street in Phase 1. It is proposed to complete the work included in Phase 2 with the remaining work in Phase 1 during the 2023 construction season.

We look forward to presenting this plan to you and responding to your questions and comments.

Sincerely  
**North Oaks Company LLC,**

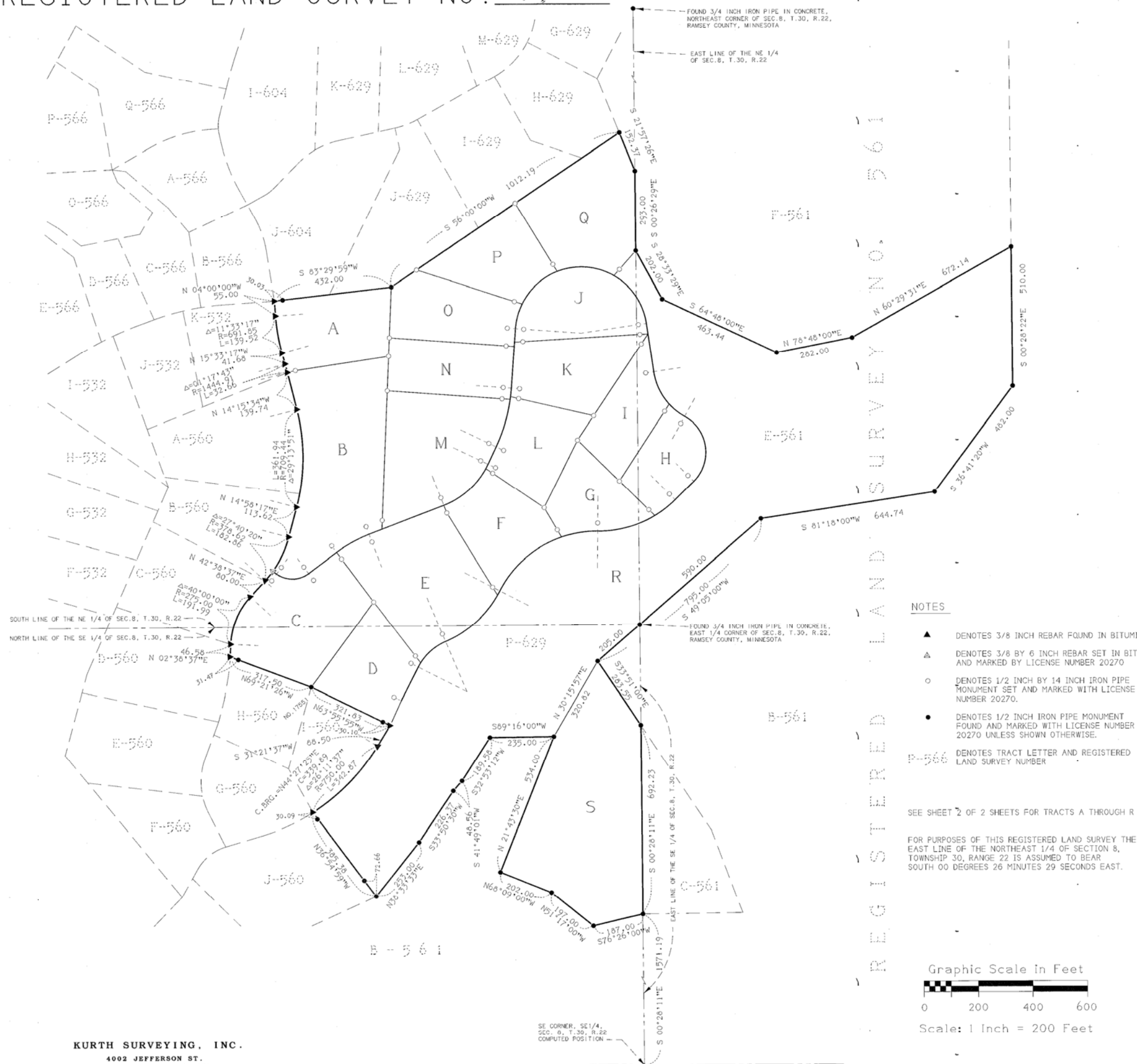


Lauren Grouws  
Vice President

Enclosures

cc: City Planner  
City Engineer  
City Attorney  
Mark Houge, North Oaks Company LLC



REGISTERED LAND SURVEY NO. 640

I, Randy L. Kurth, Professional Land Surveyor, do hereby certify that, in accordance with the provisions of Minnesota Statutes, Section 508.47, have surveyed the following described property situated in the County of Ramsey, State of Minnesota:

Tract E, Registered Land Survey No. 561 and  
Tract P, Registered Land Survey No. 629;

I hereby certify that this Registered Land Survey is a correct representation of said parcels of land.

Dated this 22<sup>ND</sup> day of JUNE, 20 22.

Randy L. Kurth

Randy L. Kurth, Professional Land Surveyor Minnesota License No. 20270

State of Minnesota

County of Ramsey

This instrument has been acknowledged before me this 22<sup>ND</sup> day of JUNE, 20 22, by Randy L. Kurth

Signed K. Kurth

Printed Randy L. Kurth

Notary Public, Ramsey County, MN.

My commission expires January 31, 20 25.

City of North Oaks

We do hereby certify that on the 24<sup>th</sup> day of JUNE, 20 22, the City Council of the City of North Oaks, Minnesota, has approved this Registered Land Survey.

K. Kurth Mayor

K. Kurth City Clerk

Department of Property Tax, Records and Election Services

Pursuant to Minnesota Statutes, Section 508.47, Subd. 4, taxes payable in the year 20 22 on the land herein before described have been paid. Also pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this 24 day of JUNE, 20 22.

Heather L. Bestler, Ramsey County Auditor/Treasurer

By K. Kurth, Deputy

County Surveyor

Pursuant to Minnesota Statutes, Section 383A.42, this Registered Land Survey is approved this 24<sup>th</sup> day of JUNE, 20 22.

Daniel D. Baar  
Daniel D. Baar, Land Surveyor  
Ramsey County Surveyor

Registrar of Titles, County of Ramsey, State of Minnesota

I hereby certify that this Registered Land Survey No. 640 was filed in this office this 24<sup>th</sup> day of JUNE, 20 22, at 4:25 o'clock P. M., as Document No. 2735534

B. J. J.  
Deputy Registrar of Titles

## NOTES

- ▲ DENOTES 3/8 INCH REBAR FOUND IN BITUMINOUS
- ▲ DENOTES 3/8 BY 6 INCH REBAR SET IN BITUMINOUS AND MARKED BY LICENSE NUMBER 20270
- DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH LICENSE NUMBER 20270.
- DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND AND MARKED WITH LICENSE NUMBER 20270 UNLESS SHOWN OTHERWISE.
- P-566 DENOTES TRACT LETTER AND REGISTERED LAND SURVEY NUMBER

SEE SHEET 2 OF 2 SHEETS FOR TRACTS A THROUGH R

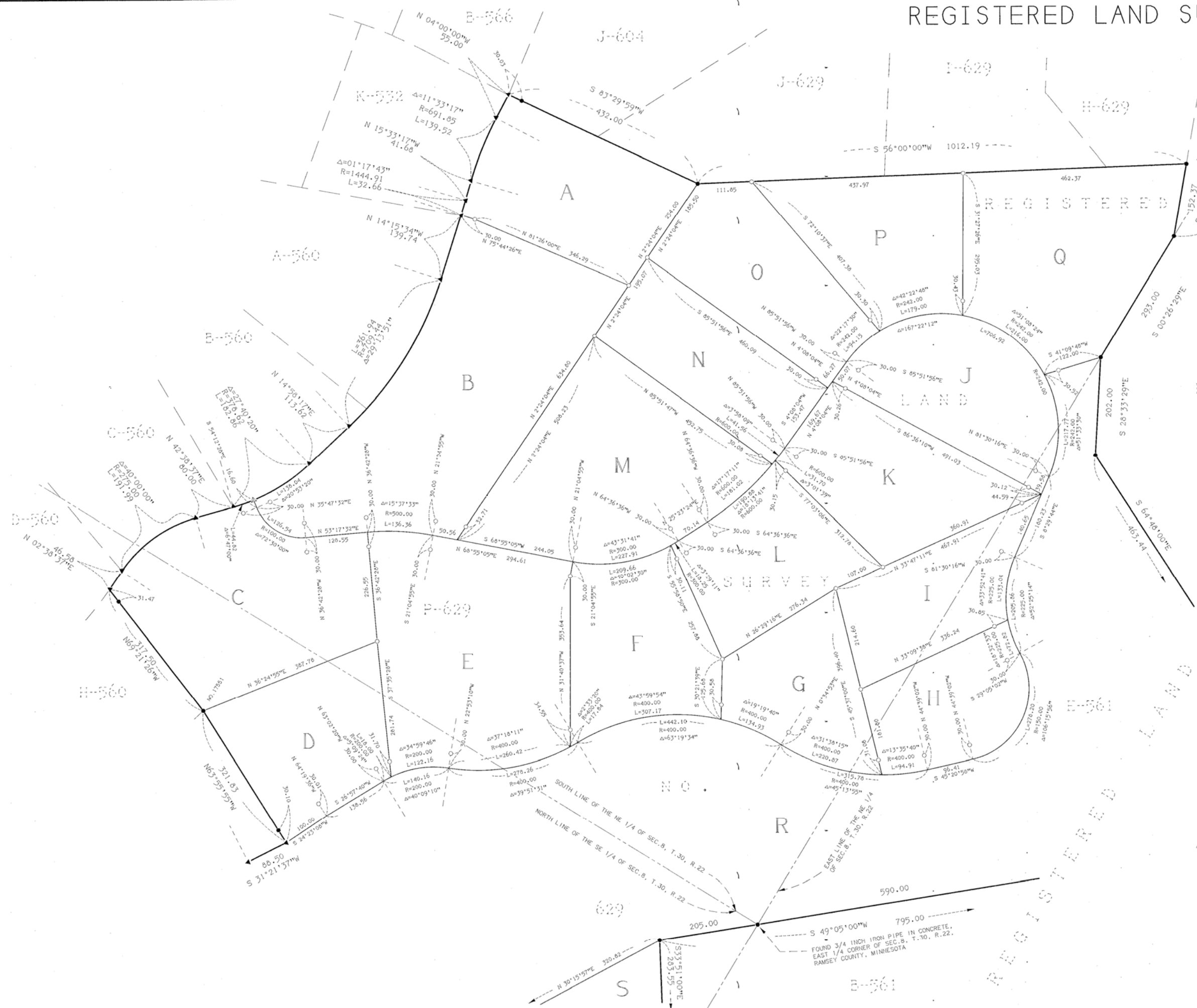
FOR PURPOSES OF THIS REGISTERED LAND SURVEY THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 30, RANGE 22 IS ASSUMED TO BEAR SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST.



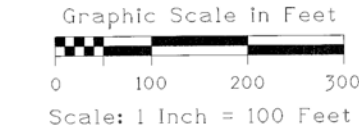
7701

OFFICIAL

REGISTERED LAND SURVEY NO. 1640



FOUND 3/4 INCH IRON PIPE IN CONCRETE, NORTHEAST CORNER OF SEC. 8, T. 30, R. 22, RAMSEY COUNTY, MINNESOTA



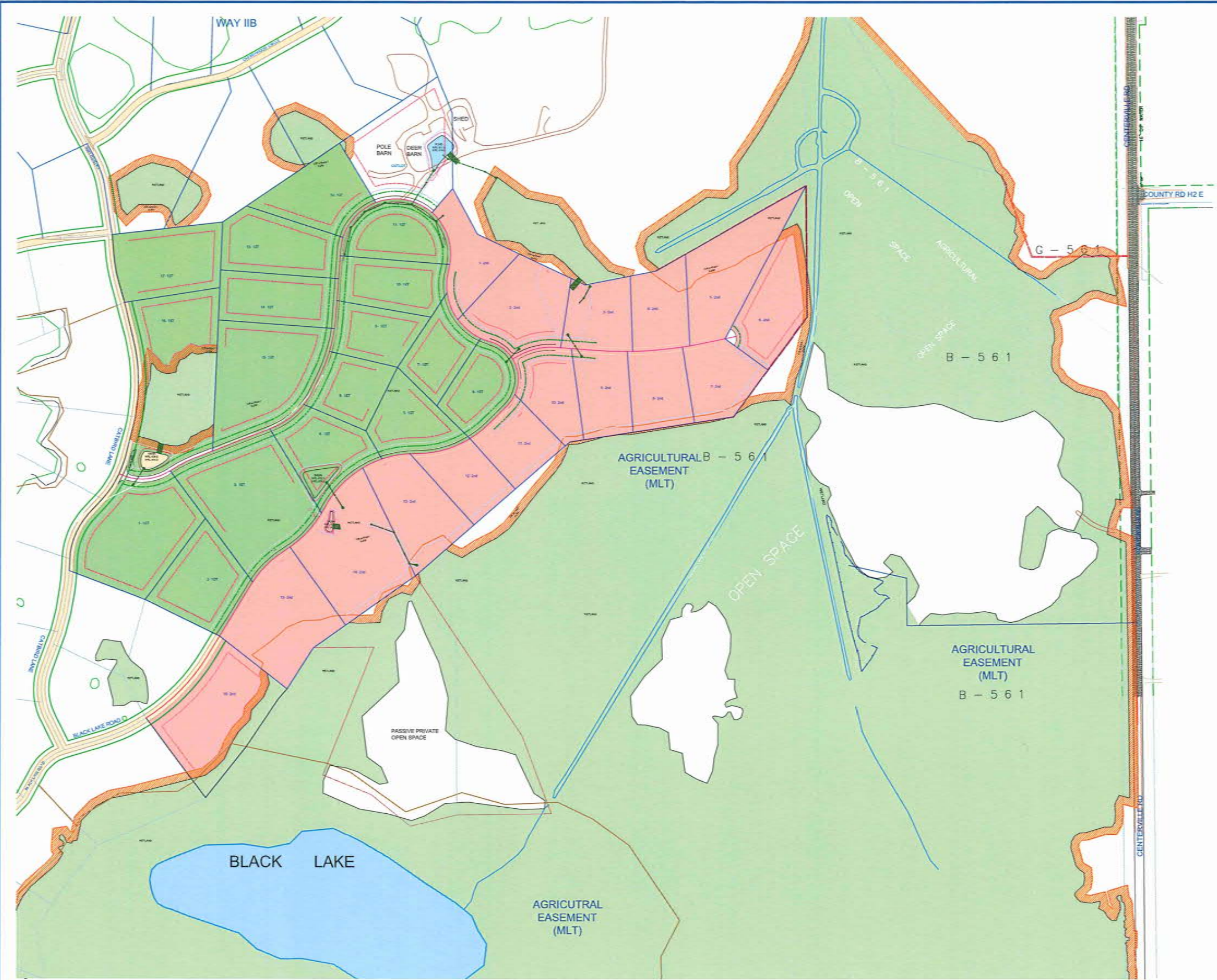
- NOTES**
- ▲ DENOTES 3/8 INCH REBAR FOUND IN BITUMINOUS
  - △ DENOTES 3/8 INCH BY 6 INCH REBAR SET IN BITUMINOUS AND MARKED WITH LICENSE NUMBER 20270
  - DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED WITH LICENSE NUMBER 20270.
  - DENOTES 1/2 INCH IRON PIPE MONUMENT FOUND AND MARKED WITH LICENSE NUMBER 20270 UNLESS SHOWN OTHERWISE.
  - A-566 DENOTES TRACT LETTER AND REGISTERED LAND SURVEY NUMBER

SEE SHEET 1 OF 2 SHEETS FOR TRACTS R & S

FOR PURPOSES OF THIS REGISTERED LAND SURVEY THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 30, RANGE 22 IS ASSUMED TO BEAR SOUTH 00 DEGREES 26 MINUTES 29 SECONDS EAST.

**KURTH SURVEYING, INC.**  
4002 JEFFERSON ST.  
COLUMBIA HEIGHTS, MN  
PHONE: (763) 788-9769  
FAX: (763) 788-7602  
E-MAIL: KSI@KURTHSURVEYINGINC.COM







PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACTS: BOB MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM ERIC R. JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER NORTH OAKS COMPANY LLC 5659 CENTERVILLE ROAD SUITE 200 NORTH OAKS, MN 55127 CONTACT: GARY SACHS PHONE: (952) 454-3361 EMAIL: GARY@NORTHOAKS.COM

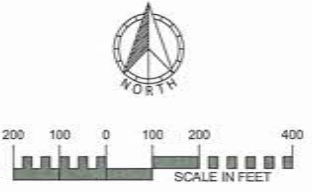
NOTES:

SETBACKS  
FRONT YARD - 30FT MEASURED FROM ROADWAY EASEMENT  
SIDE YARD - 30 FT  
REAR YARD - 30FT  
WETLAND EDGE - 30FT

STREET  
30FT ROADWAY EASEMENT  
12FT UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT  
STREET 24FT EDGE OF BITUMINOUS TO EDGE OF BITUMINOUS  
WITH 2FT GRAVEL SHOULDERS

DENSITY  
UNITS - 13  
SITE - 91.05 AC  
WETLANDS - 7.80 AC  
GROSS ACRES - 83.25 ac  
0.15 UNITS / AC

-  DENOTES PHASE 1 LOTS
-  DENOTES PHASE 2 LOTS



EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS	USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'S EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.	I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	ENGINEERS DESIGNERS SURVEYORS PLANNERS	SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MN. 55391 (952) 476-6000	CITY PROJECT NO.	PRELIMINARY PLAT / SITE PLAN RED FOREST WAY - SOUTH NORTH OAKS	FILE NO. 64500-024
PRELIM SHEETS	01	CAW	09/15/20	CITY COMMENTS							
DRAWN BY											
CHECKED BY											
DATE											
09/01/20											



## LEGAL DESCRIPTION

Tract R, REGISTERED LAND SURVEY NO. 640  
Ramsey County, Minnesota

1,528,357± SQ.FT. / 35.09 ACRES

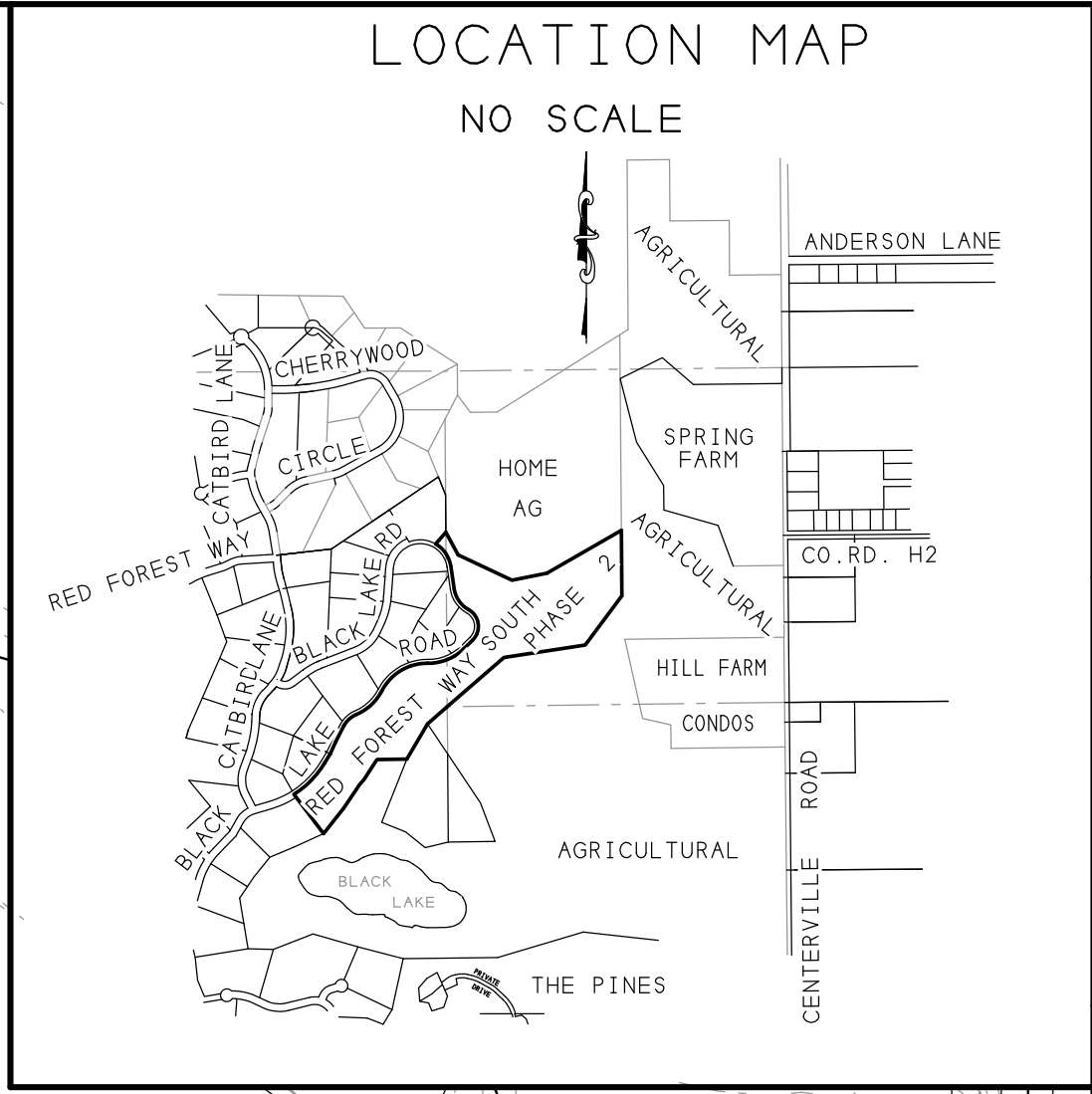
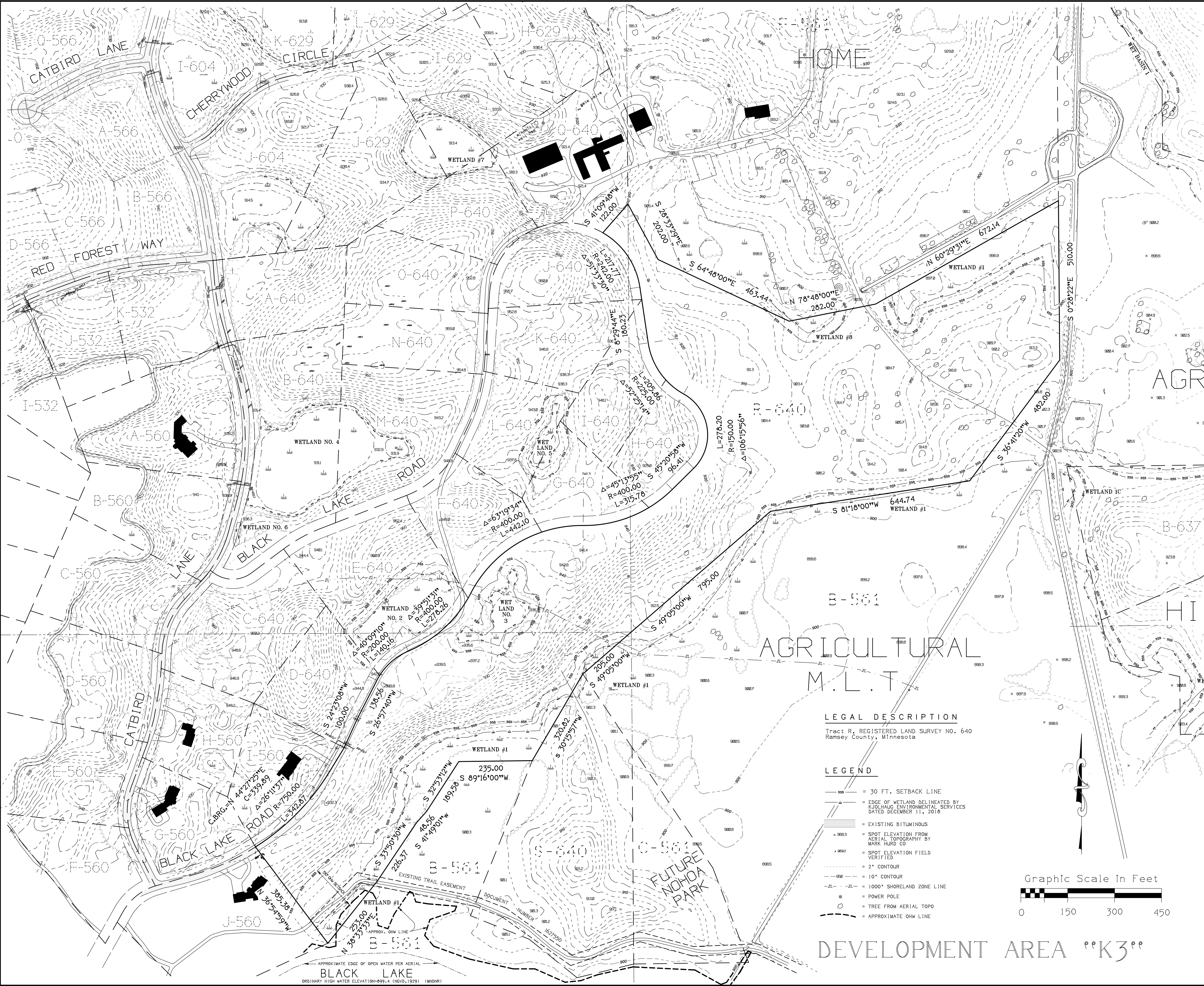
## WETLANDS - DECEMBER-2018

WETLANDS - DECEMBER-2016

Wetland 1	=	143,460:	Sq.Ft. \ 3.29	Ac
Wetland 2	=	N/A		
Wetland 3	=	19,450:	Sq.Ft. \ 0.44	Ac
Wetland 4	=	N/A		
Wetland 5	=	N/A		
Wetland 6	=	N/A		
Wetland 7	=	N/A		
Wetland 8	=	4,900:	Sq.Ft. \ 0.11	Ac
Total	=	167,810:	Sq.Ft. \ 3.85	Ac
Wetland total	=	is within Phase 2 only.		

SHEET 1B OF 7 SHEETS





DATE: March 23, 2023

SHEET 1A OF 7 SHEETS

PROJECT: RED FOREST WAY SOUTH PHASE 2

NORTH OAKS COMPANY

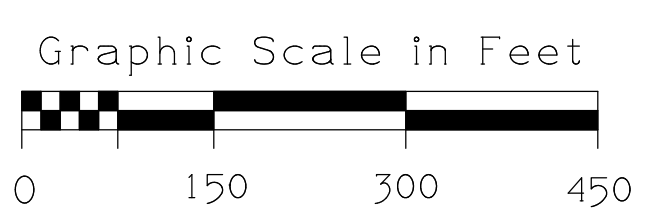
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor in the State of Minnesota.

Randy L. Kurth, RLS, No. 20270  
Russell J. Kurth, RLS, No. 16113

KURTH SURVEYING, INC.  
4002 JEFFERSON ST. N.E.  
COLUMBIA HEIGHTS, MN 55421  
PHONE: (763) 788-9769  
E-MAIL: KS@KURTHSURVEYINGINC.COM

LEGAL DESCRIPTION  
Tract R, REGISTERED LAND SURVEY NO. 640  
Ramsey County, Minnesota

- LEGEND
- = 30 FT. SETBACK LINE
  - = EDGE OF WETLAND DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES DATED DECEMBER 11, 2016
  - = EXISTING BITUMINOUS
  - x 928.3 = SPOT ELEVATION FROM AERIAL TOPOGRAPHY BY MARK HURD CO
  - x 928.0 = SPOT ELEVATION FIELD VERIFIED
  - = 2' CONTOUR
  - = 10' CONTOUR
  - ZL- -ZL- = 1000' SHORELAND ZONE LINE
  - ⊙ = POWER POLE
  - ⊙ = TREE FROM AERIAL TOPO
  - - - = APPROXIMATE OHW LINE



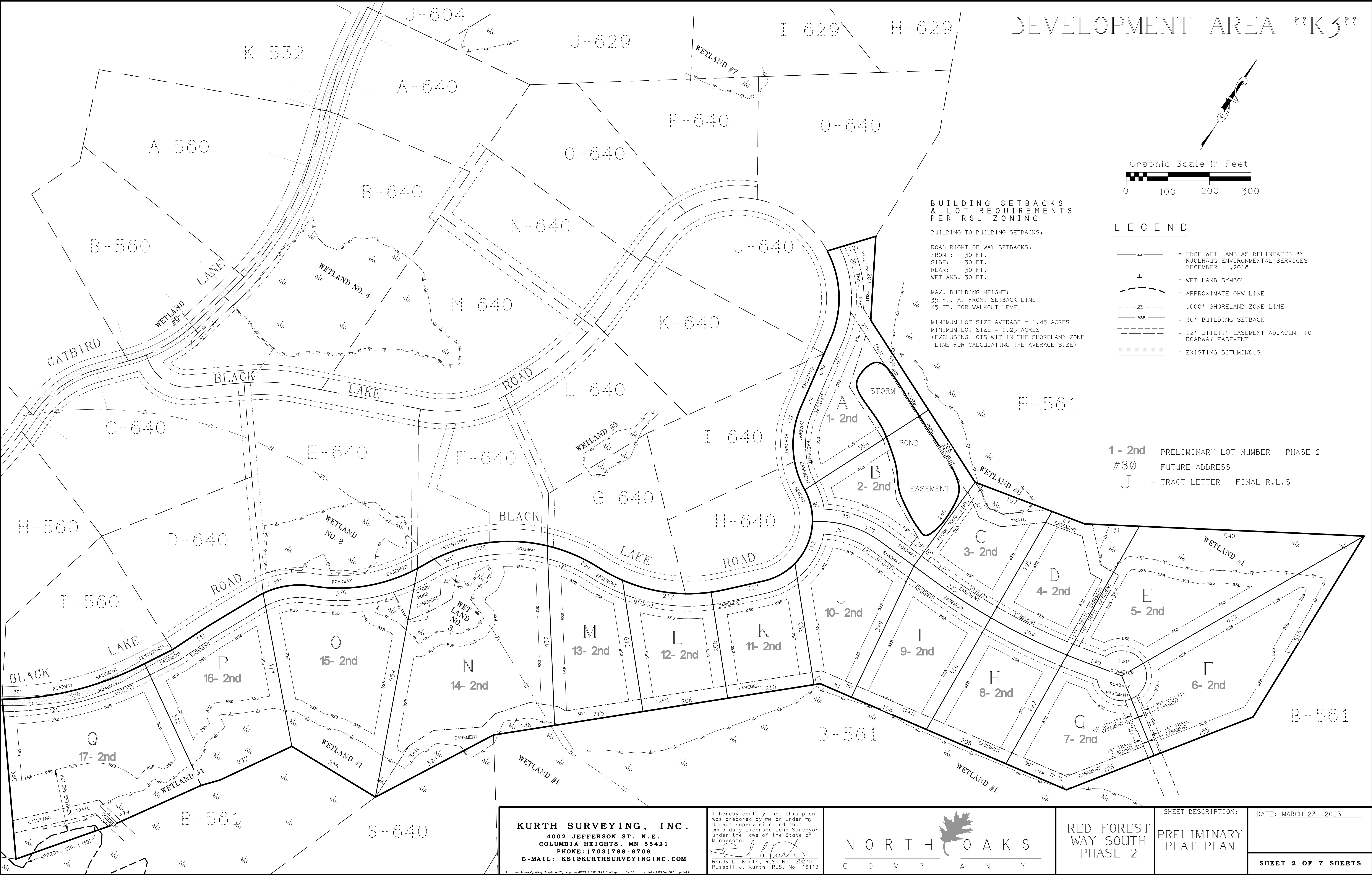
BOUNDARY AREA  
1,528,357 SQ.FT. / 35.09 ACRES

WETLAND REPORT AREAS

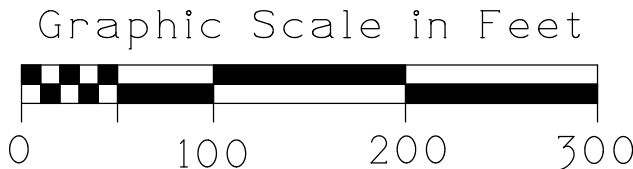
WETLANDS - DECEMBER-2018	
Wetland 1	= 143,460+ Sq.Ft. \ 3.29 Ac.
Wetland 2	= N/A
Wetland 3	= 19,450+ Sq.Ft. \ 0.44 Ac.
Wetland 4	= N/A
Wetland 5	= N/A
Wetland 6	= N/A
Wetland 7	= N/A
Wetland 8	= 4,900+ Sq.Ft. \ 0.11 Ac.
Total	= 167,810+ Sq.Ft. \ 3.85 Ac.
Wetland total is within Phase 2 only.	

DEVELOPMENT AREA "K3"





DEVELOPMENT AREA "K3"



BUILDING SETBACKS & LOT REQUIREMENTS PER RSL ZONING

BUILDING TO BUILDING SETBACKS:

ROAD RIGHT OF WAY SETBACKS:  
FRONT: 30 FT.  
SIDE: 30 FT.  
REAR: 30 FT.  
WETLAND: 30 FT.

MAX. BUILDING HEIGHT:  
35 FT. AT FRONT SETBACK LINE  
45 FT. FOR WALKOUT LEVEL

MINIMUM LOT SIZE AVERAGE = 1.45 ACRES  
MINIMUM LOT SIZE = 1.25 ACRES  
(EXCLUDING LOTS WITHIN THE SHORELAND ZONE LINE FOR CALCULATING THE AVERAGE SIZE)

LEGEND

- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES DECEMBER 11, 2018
- = WET LAND SYMBOL
- = APPROXIMATE OHW LINE
- = 1000' SHORELAND ZONE LINE
- = 30' BUILDING SETBACK
- = 12' UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT
- = EXISTING BITUMINOUS

- 1 - 2nd = PRELIMINARY LOT NUMBER - PHASE 2
- #30 = FUTURE ADDRESS
- J = TRACT LETTER - FINAL R.L.S

**KURTH SURVEYING, INC.**  
4002 JEFFERSON ST. N.E.  
COLUMBIA HEIGHTS, MN 55421  
PHONE: (763) 788-9769  
E-MAIL: KSI@KURTHSURVEYINGINC.COM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
*Randy L. Kurth*  
Randy L. Kurth, RLS. No. 20270  
Russell J. Kurth, RLS. No. 16113

NORTH OAKS  
C O M P A N Y

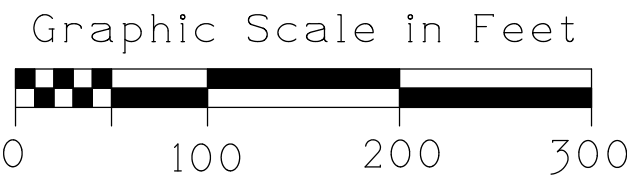
RED FOREST  
WAY SOUTH  
PHASE 2

SHEET DESCRIPTION:  
PRELIMINARY  
PLAT PLAN

DATE: MARCH 23, 2023  
SHEET 2 OF 7 SHEETS



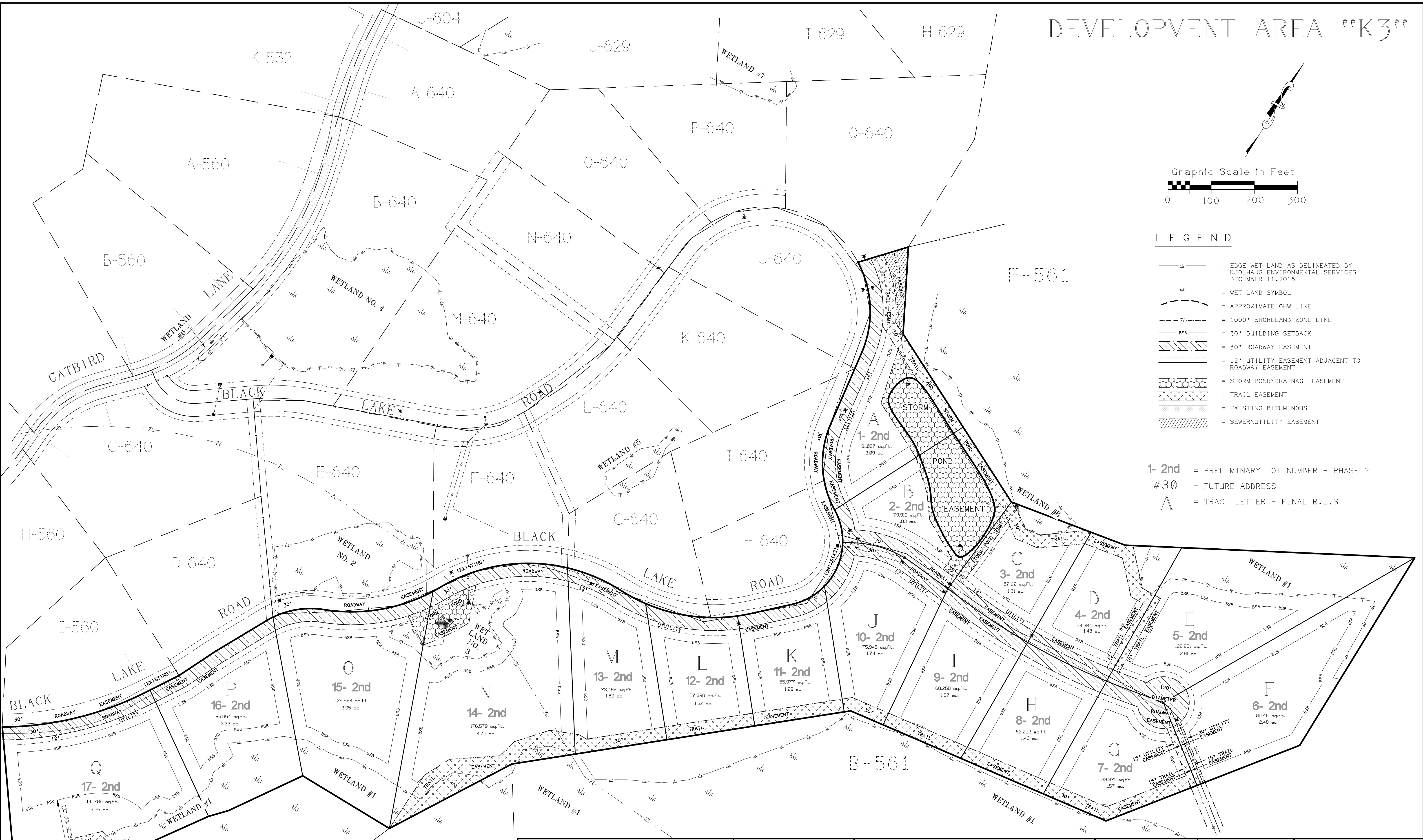
DEVELOPMENT AREA "K3"



LEGEND

- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES DECEMBER 11, 2018
- = WET LAND SYMBOL
- = APPROXIMATE OHW LINE
- = 1000' SHORELAND ZONE LINE
- = 30' BUILDING SETBACK
- = 30' ROADWAY EASEMENT
- = 12' UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT
- = STORM POND/DRAINAGE EASEMENT
- = TRAIL EASEMENT
- = EXISTING BITUMINOUS
- = SEWER/UTILITY EASEMENT

- 1- 2nd = PRELIMINARY LOT NUMBER - PHASE 2
- #30 = FUTURE ADDRESS
- A = TRACT LETTER - FINAL R.L.S



**KURTH SURVEYING, INC.**  
4002 JEFFERSON ST. N.E.  
COLUMBIA HEIGHTS, MN 55421  
PHONE: (763) 788-9769  
E-MAIL: KS1@KURTHSURVEYINGINC.COM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
*Randy L. Kurth*  
Randy L. Kurth, RLS. No. 20270  
Russell J. Kurth, RLS. No. 16113

**NORTH OAKS**  
C O M P A N Y

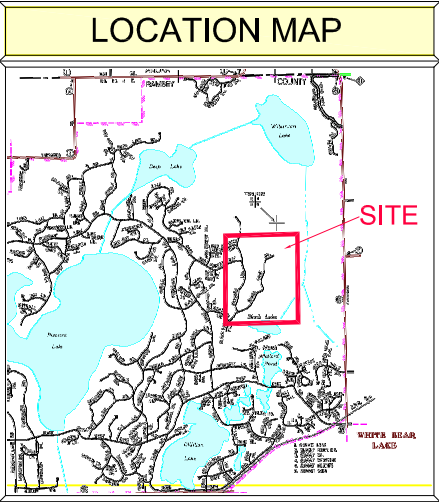
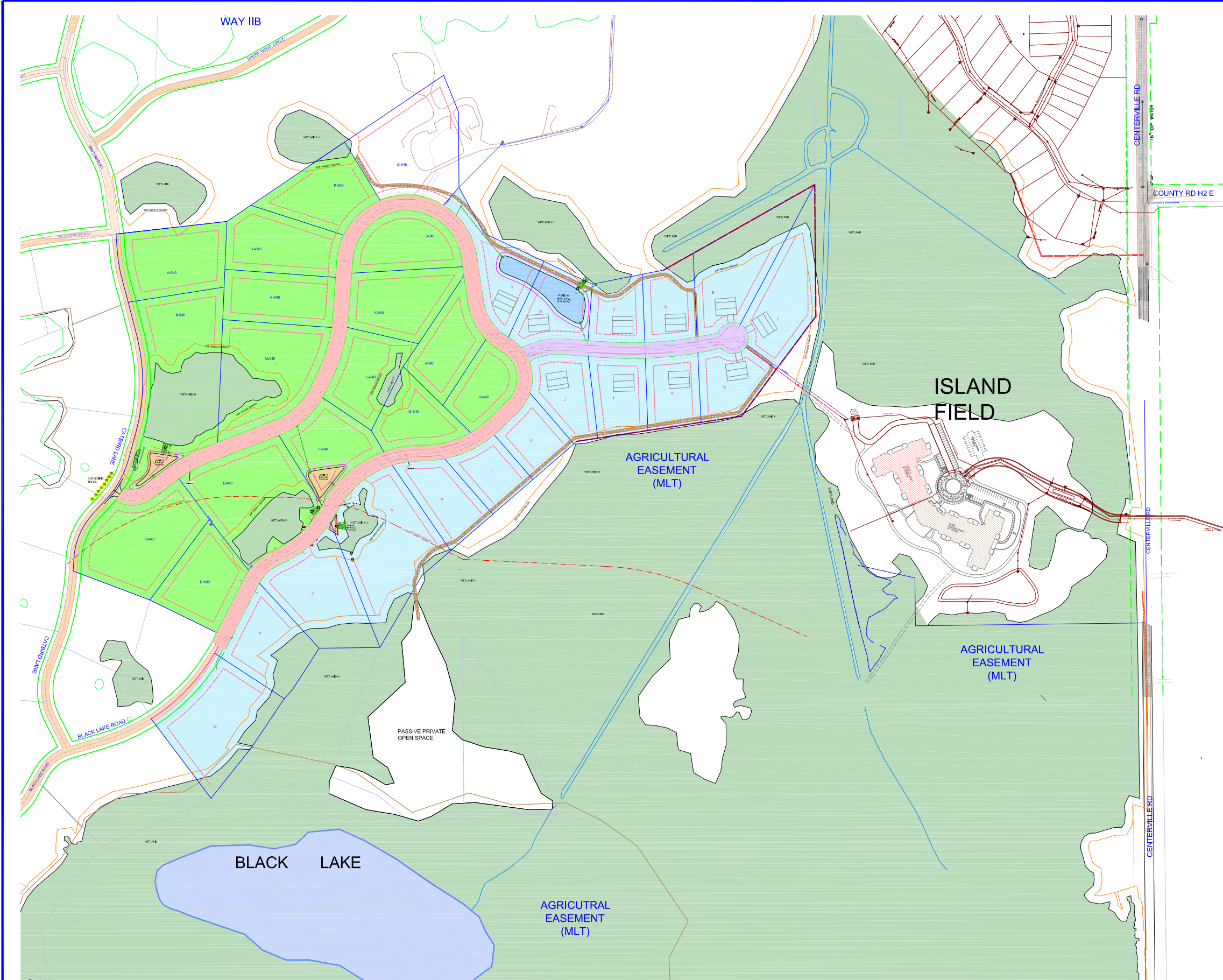
**RED FOREST WAY SOUTH**  
PHASE 2

SHEET DESCRIPTION:  
**PRELIMINARY PLAT EASEMENT PLAN**

DATE: March 23, 2023

SHEET 3 OF 7 SHEETS



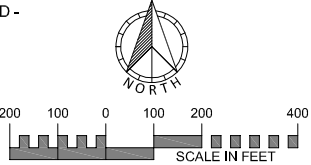


SHEET INDEX TABLE	
SHEET	Description
1	Title Sheet
1A & 1B	Existing Conditions
2	Preliminary Plat Plan
3	Preliminary Easement Plan
4	Preliminary Grading Plan
5	Preliminary Erosion Control Plan
6	Preliminary Utility Plan
7	Preliminary Street Plan

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 150 SOUTH BROADWAY WAYZATA, MINNESOTA 55391 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACTS: BOB MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM ERIC R JOHNSON, P.E. EMAIL: EJOHNSON@SATHRE.COM	DEVELOPER NORTH OAKS COMPANY LLC 5959 CENTERVILLE ROAD SUITE 200 NORTH OAKS, MN 55127 CONTACT: LAUREN GROUWS PHONE: (651) 484-3361 EMAIL: LAUREN@NORTHOAKS.COM

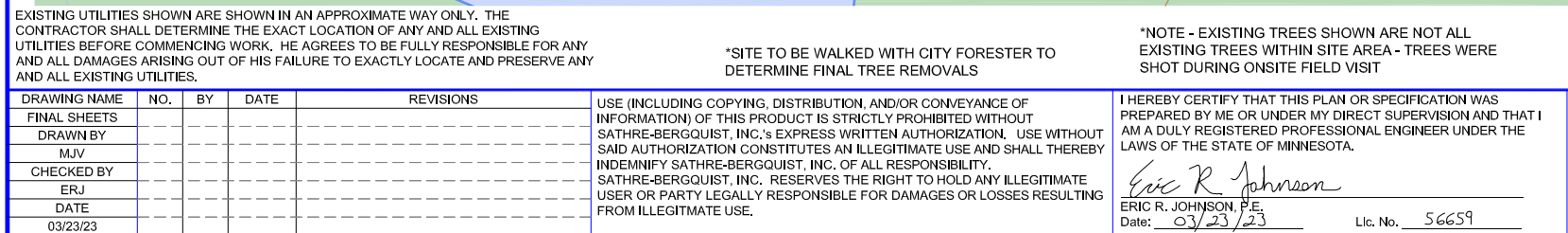
NOTES:  
SETBACKS:  
FRONT YARD - 30FT MEASURED FROM ROADWAY EASEMENT  
SIDE YARD - 30 FT  
REAR YARD - 30FT  
WETLAND EDGE - 30FT  
STREET  
30FT ROADWAY EASEMENT  
12FT UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT  
STREET 24FT EDGE OF BITUMINOUS TO EDGE OF BITUMINOUS  
WITH 2FT GRAVEL SHOULDERS

- DENOTES PHASE 1 LOTS
- DENOTES PHASE 2 LOTS
- DENOTES PHASE 1 ROAD
- DENOTES PHASE 2 ROAD
- DENOTES PROPOSED SEPTIC AREA

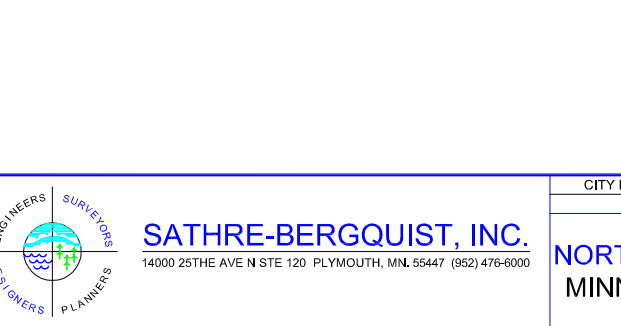
 DENOTES PROPOSED WALKOUT BUILDING PAD - TO BE GRADED (2ND ADDITION - LOTS A-J)

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FINAL SHEETS											
DRAWN BY											
CHKD BY											
CHECKED BY											
ERJ											
DATE											
03/23/23											





- FILTRATION DESIGN NOTES:**
1. Filtration shall be on the bottom surface dug 2' below the finished bed grade.
  2. The filter shall be under the filter basins after the bed has been installed and compacted.
  3. To prevent soil compaction, heavy equipment shall not be allowed within the basins as they form.
  4. The bottom of the filter basins shall be 1' below the existing subgrade.
  5. Individual filter basins shall be spaced and located to maximize the filtration bed.
  6. Interbasins open conditions of grading the filter basins shall be maintained per the plan to establish perimeter control.
  7. The filter basins shall be 12" deep with a 1/2" depth at the base of the filtration unit.
  8. The filter unit shall be clean washed sand.
  9. Maximum 1/2" sand allowed in discharge.
  10. Final discharge to effluent line.
  11. Elevation filter basins shall be 2' above grade.
  12. Discharge shall be 3' high, 12" perforation pattern, no rock.
- TYPICAL FILTRATION BASIN DETAIL**
- 
- FILTRATION BASIN DETAIL**
- | BASIN | TOP OF SAND | BOTTOM OF SAND |
|-------|-------------|----------------|
| 1     | 937.0       | 935.6-935.8    |
| 2     | 937.0       | 935.6-935.8    |
| 3     | 936.0       | 934.0-934.3    |
- \*NOTE - BOTTOM OF SAND ELEVATIONS VARY TO ALLOW POSITIVE DRAINAGE TO OUTLET STRUCTURE**



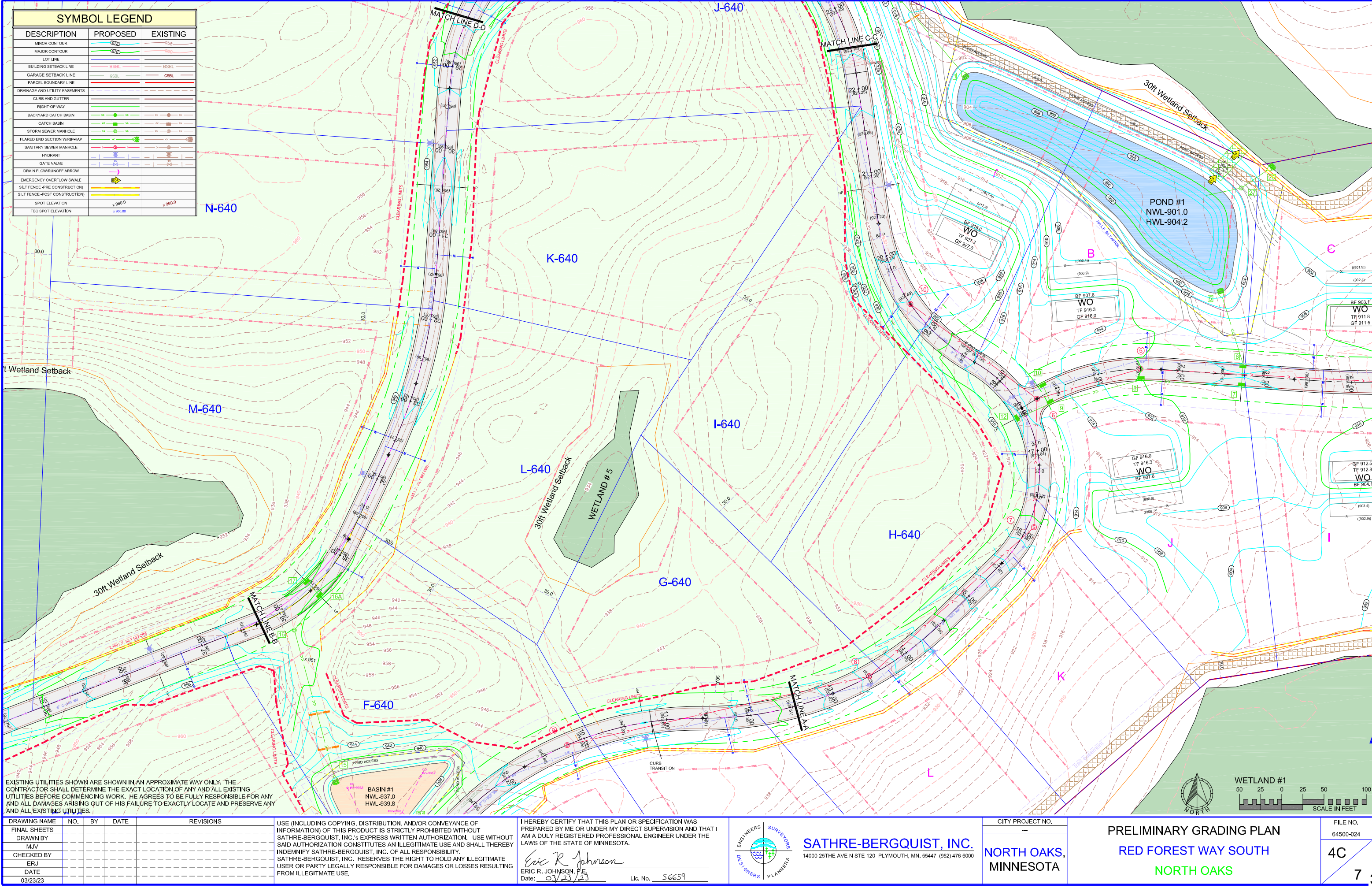
- [illegible]

- Topographic profile view showing elevation in feet. The profile is a cross-section of the ground surface, with a scale in feet from 0 to 400. The profile shows a series of peaks and valleys, with the highest point at 400 feet. A north arrow is located to the right of the profile.









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ERIC R. JOHNSON, P.E.  
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ENGINEERS  
SURVEYORS  
DESIGNERS  
PLANNERS

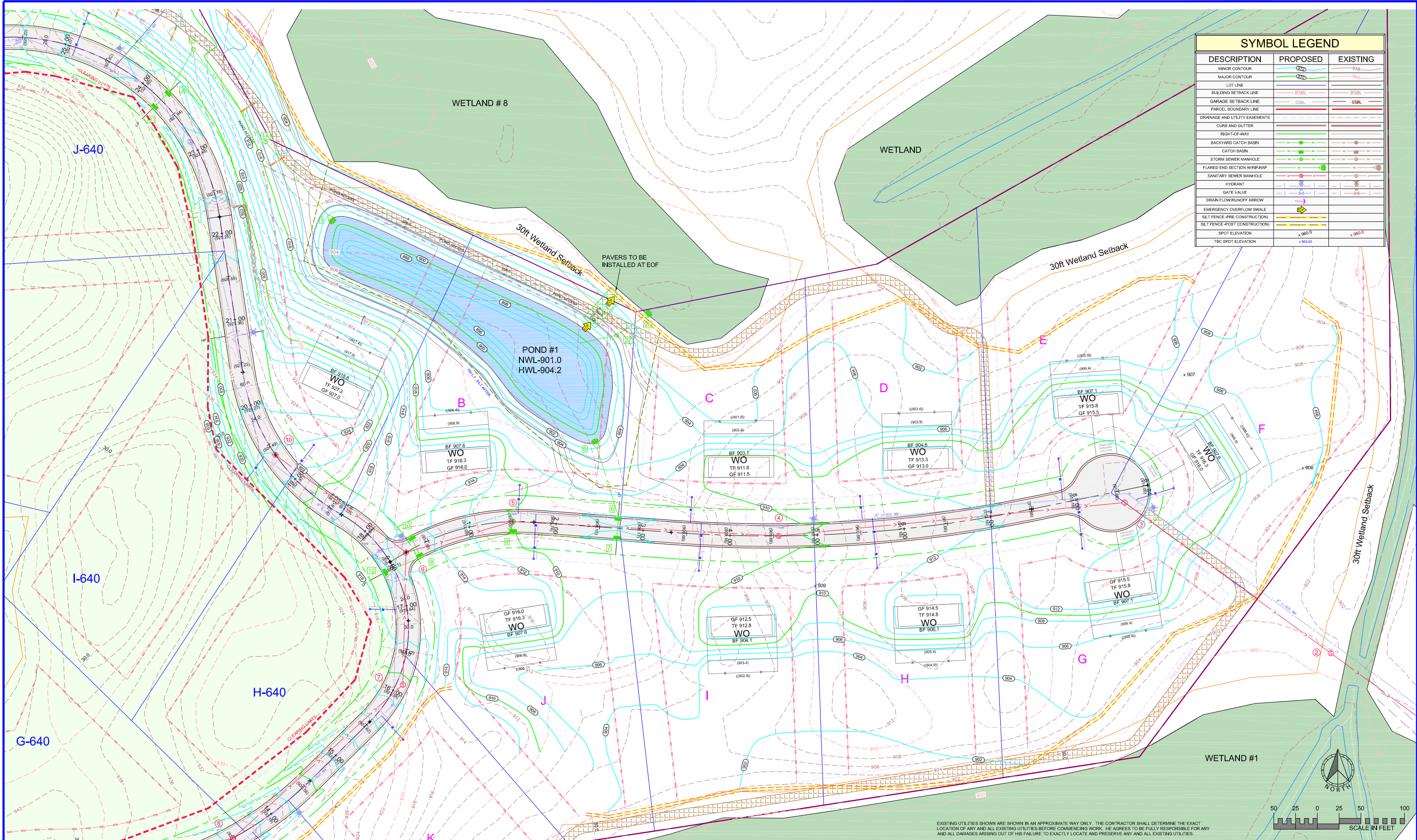
**SATHRE-BERGQUIST, INC.**  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.  
--  
**NORTH OAKS,  
MINNESOTA**

**PRELIMINARY GRADING PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024  
**4C**  
7 35





SYMBOL LEGEND		
DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	922	922
MAJOR CONTOUR	920	920
LOT LINE		
BUILDING SETBACK LINE	B5BL	B5BL
GARAGE SETBACK LINE	G5BL	G5BL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/IR-RAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE		
SILT FENCE-4PRE CONSTRUCTION		
SILT FENCE-4POST CONSTRUCTION		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	x 960.00

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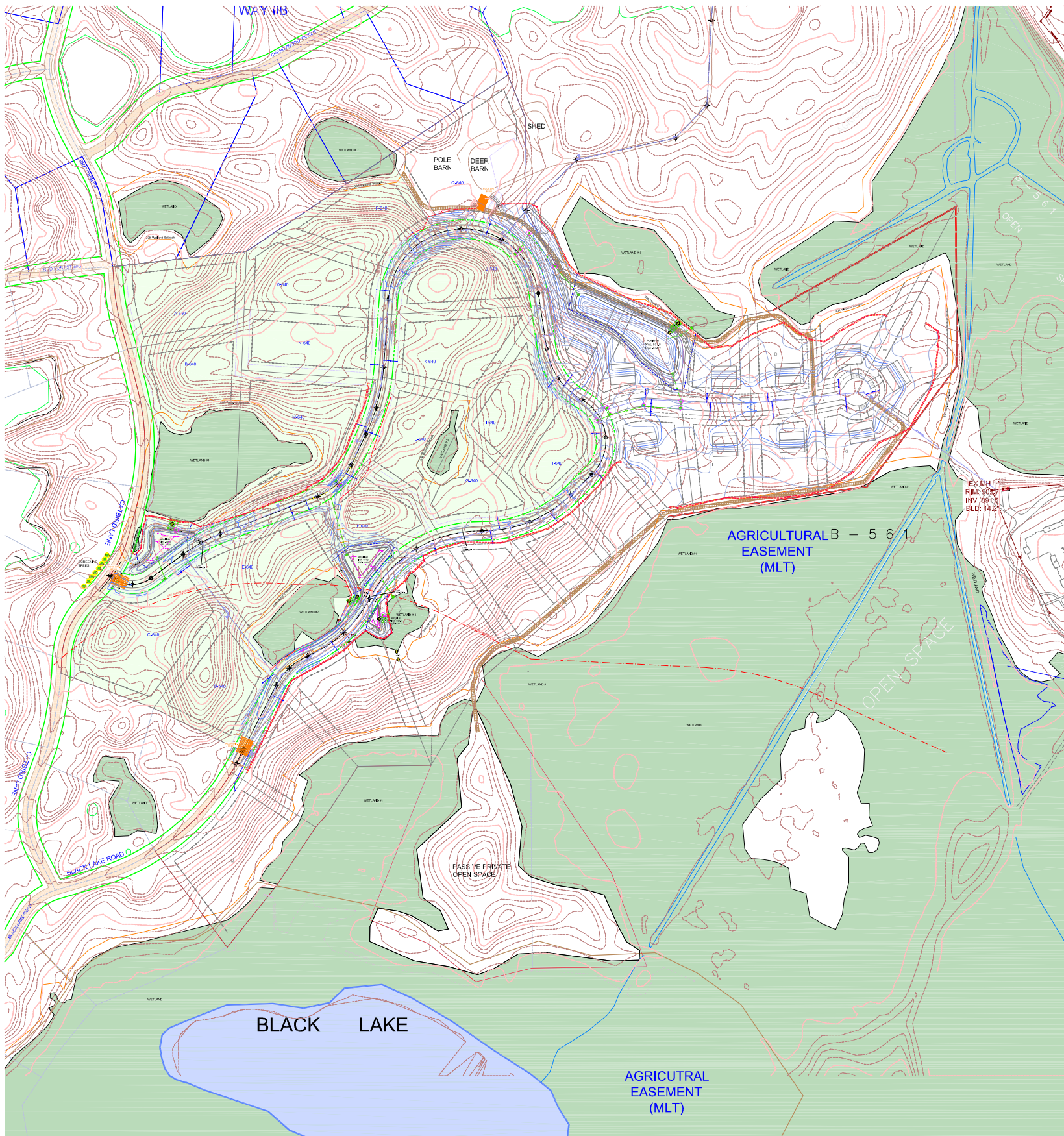
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**PRELIMINARY GRADING PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

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64500-024  
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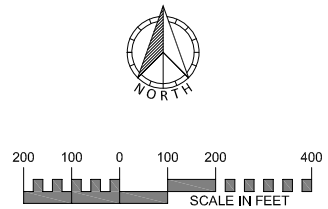
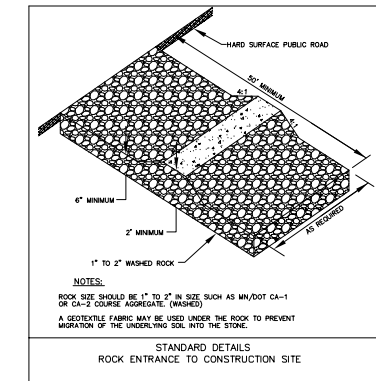
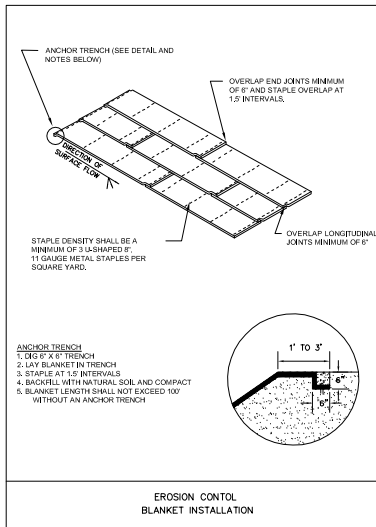
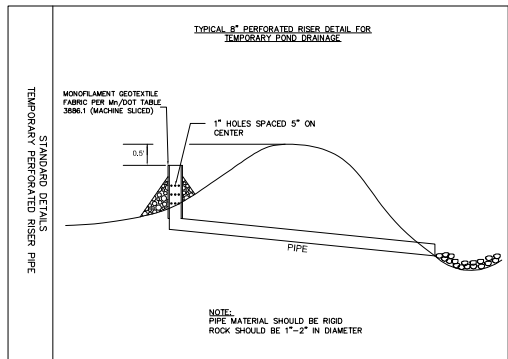
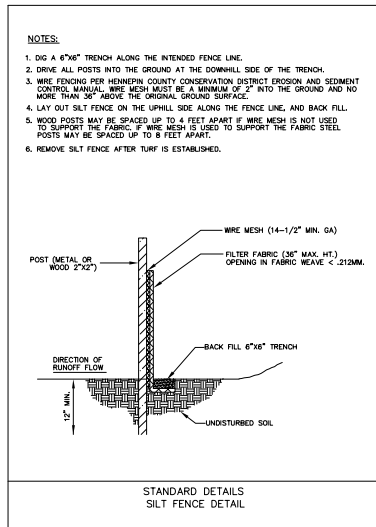
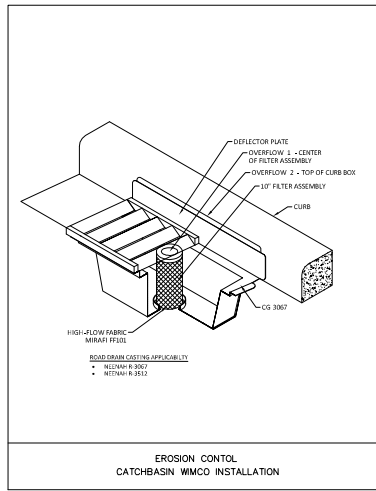
**SATHRE-BERGQUIST, INC.**  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.  
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**NORTH OAKS, MINNESOTA**

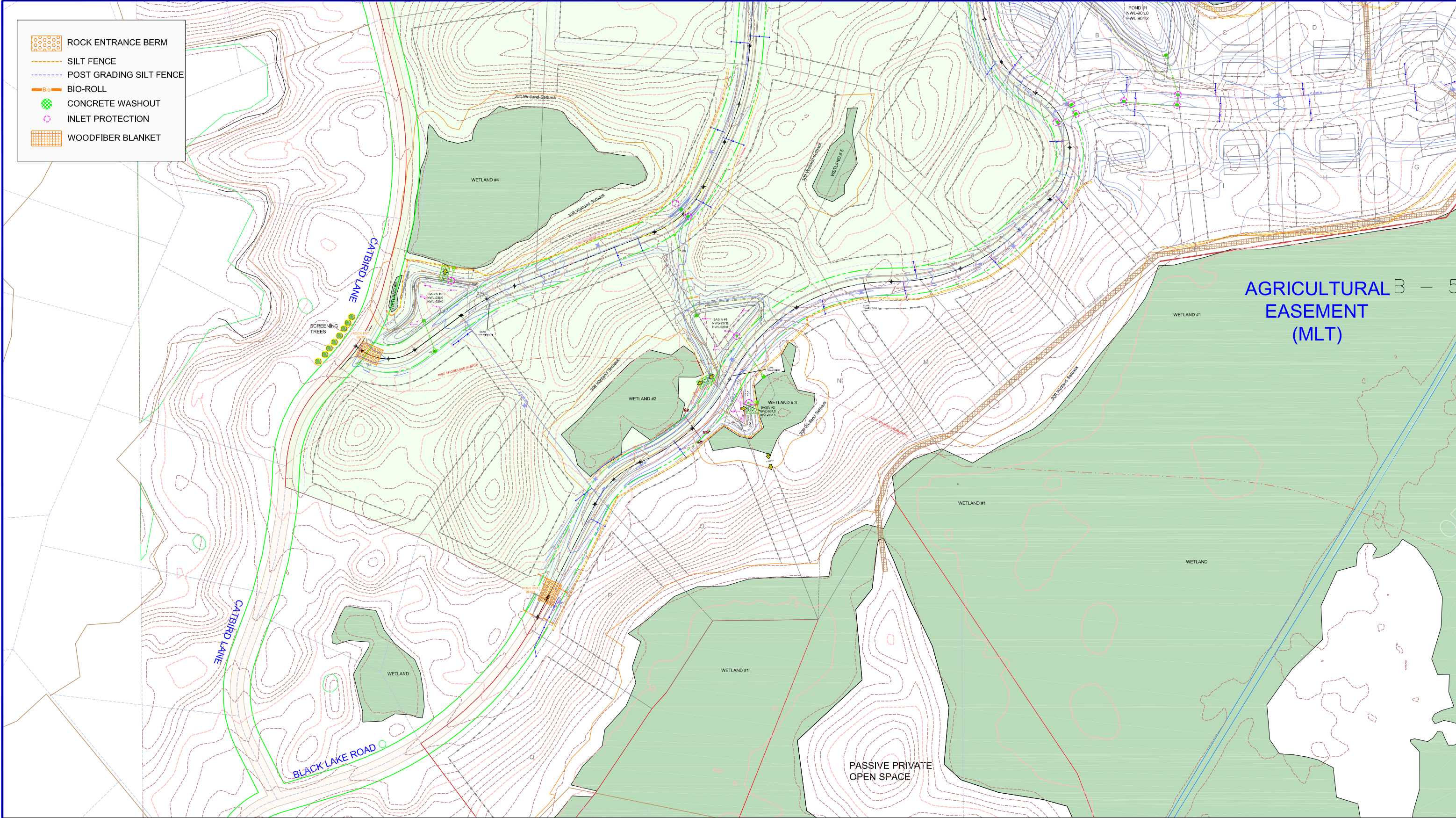
**PRELIMINARY EROSION CONTROL PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024

5A







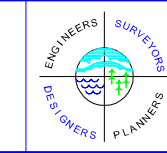
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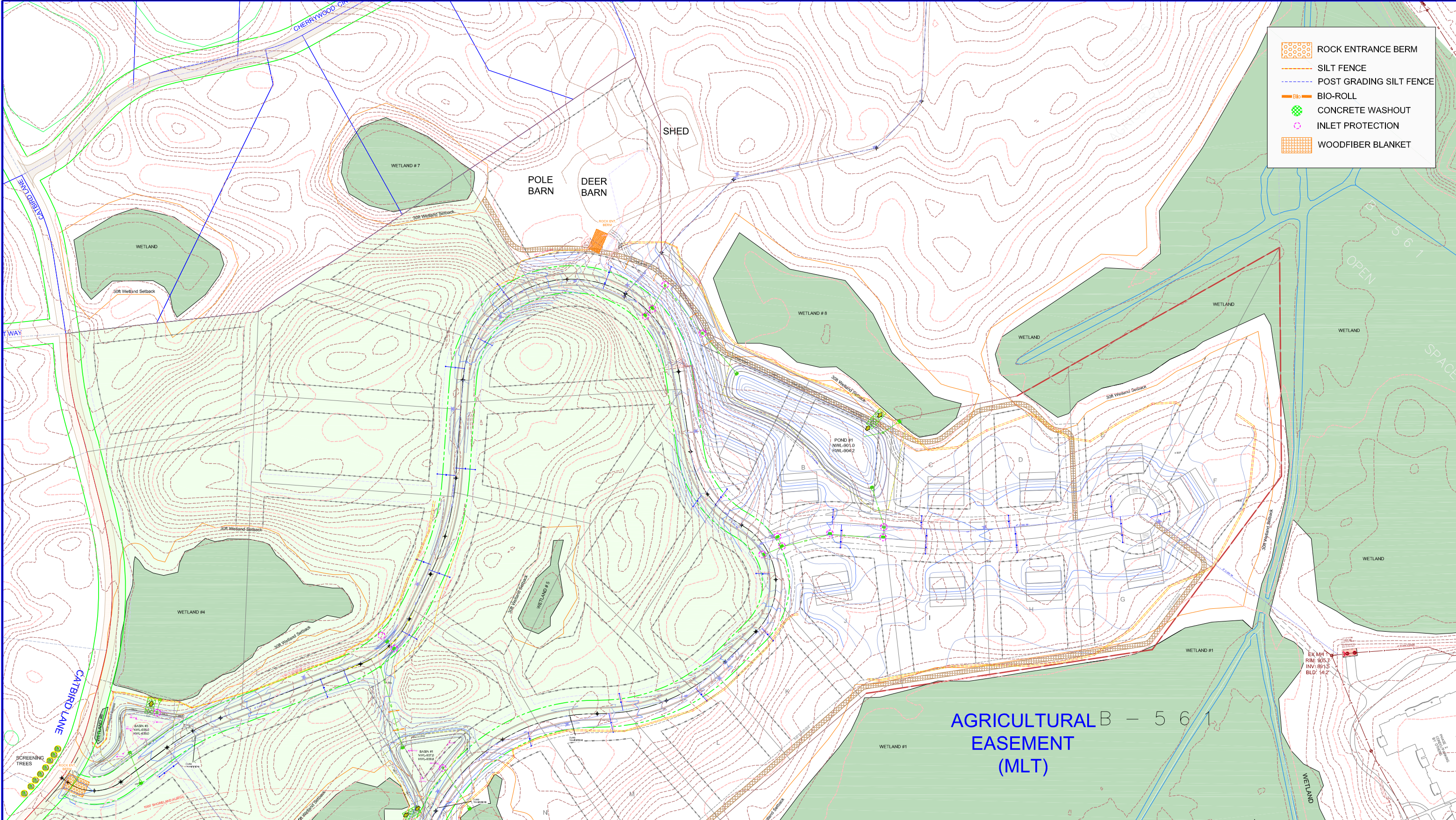
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MINNESOTA**

**PRELIMINARY EROSION CONTROL PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024  
**5B**  
7 **38**





- ROCK ENTRANCE BERM
- SILT FENCE
- POST GRADING SILT FENCE
- BIO-ROLL
- CONCRETE WASHOUT
- INLET PROTECTION
- WOODFIBER BLANKET

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ERIC R. JOHNSON, P.E.  
Date: 03/23/23 Lic. No. 56659

ENGINEERS  
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DESIGNERS  
PLANNERS

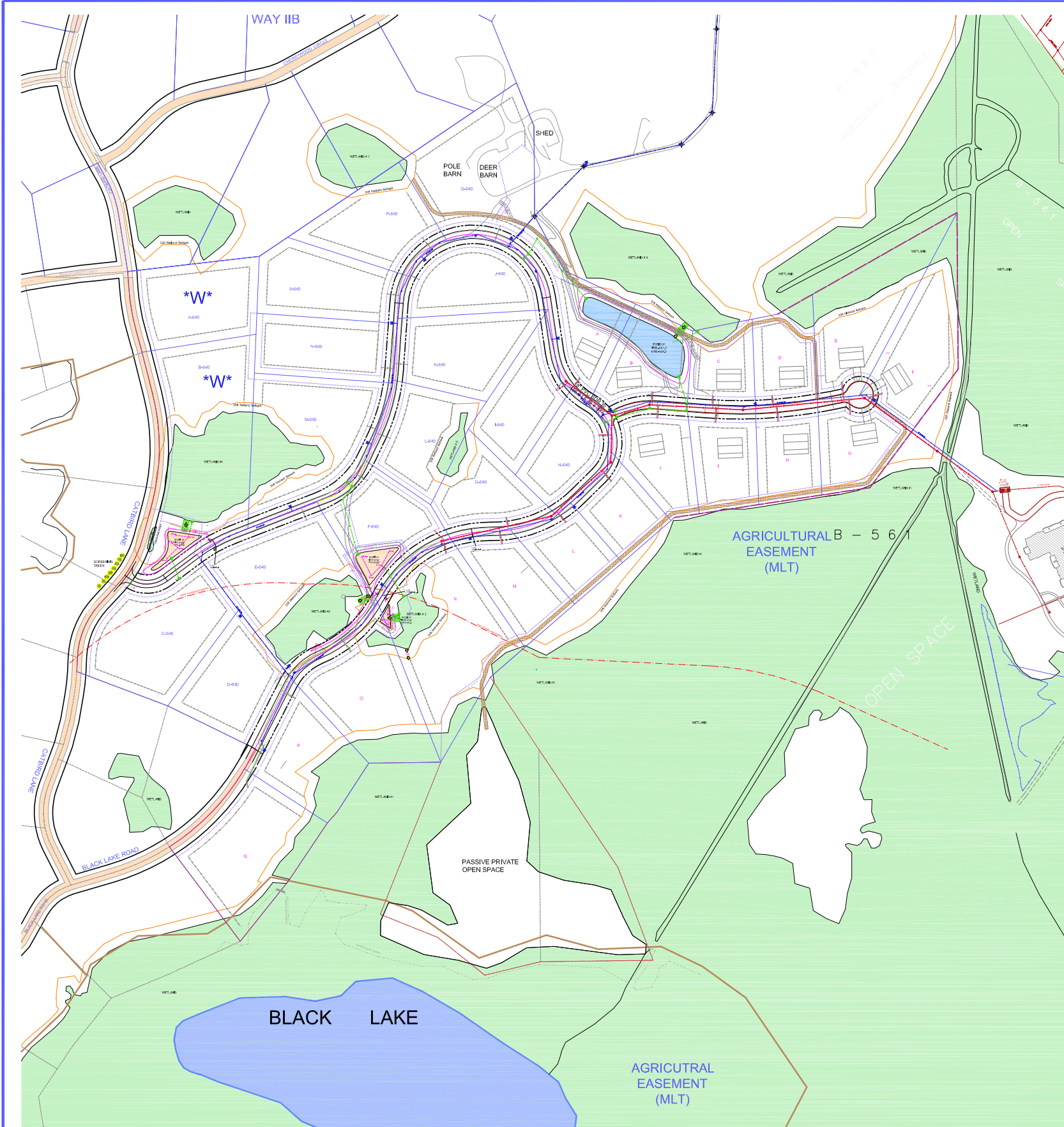
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CITY PROJECT NO.  
NORTH OAKS,  
MINNESOTA

**PRELIMINARY EROSION CONTROL PLAN**  
RED FOREST WAY SOUTH  
NORTH OAKS

FILE NO.  
64500-024  
**5C**  
7 39





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DESIGNERS  
PLANNERS

**SATHRE-BERGQUIST, INC.**  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.  
--  
**NORTH OAKS,  
MINNESOTA**

**PRELIMINARY SANITARY SEWER &  
WATERMAIN PLAN  
RED FOREST WAY SOUTH  
NORTH OAKS**

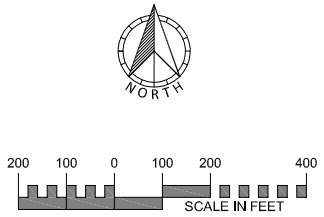
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**6A**  
**7 40**

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

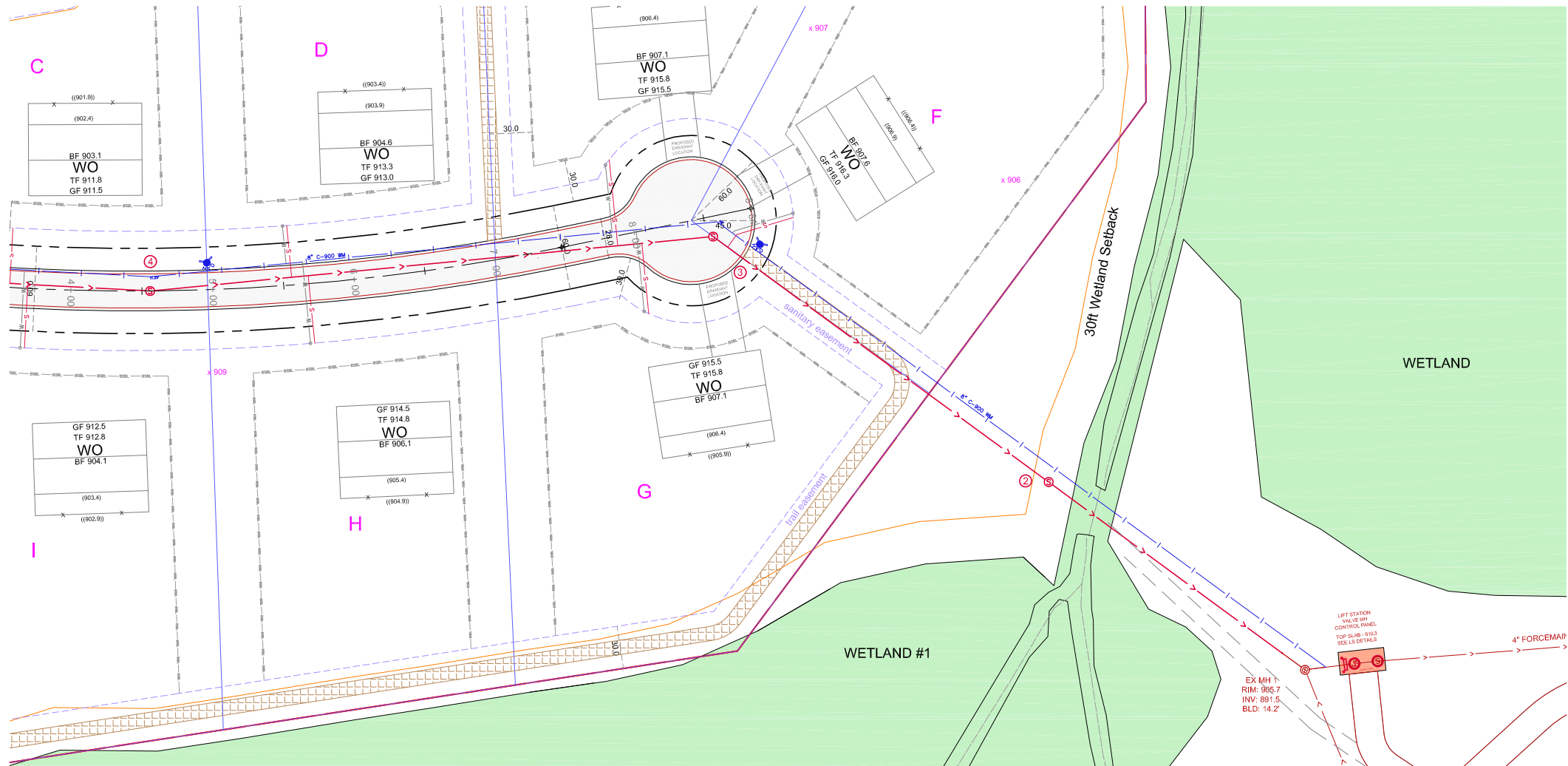
- SANITARY SEWER AND WATERMAIN NOTES:**
- ALL HYDRANT BENCHMARKS ARE TOP NUT OF HYDRANT.
  - WYE LOCATIONS TO BE SUPPLIED & VERIFIED BY CONTRACTORS. WYE STATIONING IS CALCULATED FROM THE DOWN STREAM MANHOLES.
  - ALL TIES AND DISTANCES ARE TO THE CENTER OF SURFACE STRUCTURES.
  - ALL HYDRANTS AND HYDRANT GATE VALVES ARE RETAINED AND TIED BACK TO THE WATERMAIN TEE BY MEANS OF APPROVED MEGALUGS UNLESS OTHERWISE NOTED.
  - ALL SEWER SERVICES ARE LOCATED 3 FEET DOWNSTREAM OF WATER SERVICES IF SEWER AND WATER ARE IN THE SAME TRENCH.
  - ALL SEWER AND WATER SERVICES ARE EXTENDED TO THE EASEMENT UNLESS NOTED.
  - ALL VALVES ON THE WATERMAIN FOR THIS PROJECT SHALL BE GATE VALVES. NO BUTTERFLY VALVES SHALL BE USED ON THE WATERMAIN FOR THIS PROJECT. POLY WRAP ENTIRE VALVE.
  - INSTALL HYDRANTS 5' BEHIND CURB (TYPICAL).
    - POLY WRAP ALL HYDRANT BARRELS
    - BAG ALL HYDRANTS UNTIL THEY ARE TESTED AND PUT IN SERVICE.
  - ALL 4"-12" WATERMAIN SHALL BE PVC C900 UNLESS OTHERWISE NOTED
  - MECHANICAL BALLS SHALL BE INSTALLED IN SANITARY SEWER AT CONNECTION POINTS FOLLOWING INSTALLATION OF PIPE TO PROTECT EXISTING LINES FROM DEBRIS, & SEDIMENT INFILTRATION. BALLS SHALL REMAIN UNTIL LINES ARE TELEVIEWED & ACCEPTED BY THE CITY.
  - THE CONTRACTOR SHALL CONTACT THE WHITE BEAR TOWNSHIP & CITY OF NORTH OAKS AT LEAST 48 HOURS PRIOR TO ANY PUBLIC SEWER/WATERMAIN CONNECTION.
  - ALL SANITARY SEWER MANHOLE ADJUSTING RINGS INSTALLATIONS SHALL HAVE POLYMER II BARRIERS IS TO BE INFI-SHEILD MASTIC WRAP OR APPROVED EQUAL INSTALLED.
  - CONCRETE ADJUSTING RINGS SHALL BE USED ON ALL MANHOLES AND CATCH BASINS.
  - ALL BELOW GRADE BOLTS, T-BOLTS, NUTS AND RODDING SHALL BE ASTM F 593 TYPE 316 STAINLESS STEEL. THIS APPLIES TO ALL FITTINGS, GATE VALVES, AND HYDRANTS.
  - SANITARY SERVICES SHALL BE 4" PVC SDR 26 WITH TRACER WIRE. RISERS SHALL BE 4" SCH 40 OR DIP
  - ALL FITTINGS SHALL BE DIP COMPACT FITTINGS WITH STAINLESS STEEL BOLTS AND POLY WRAPPED.

\*W\* DENOTES LOT WITH WELL

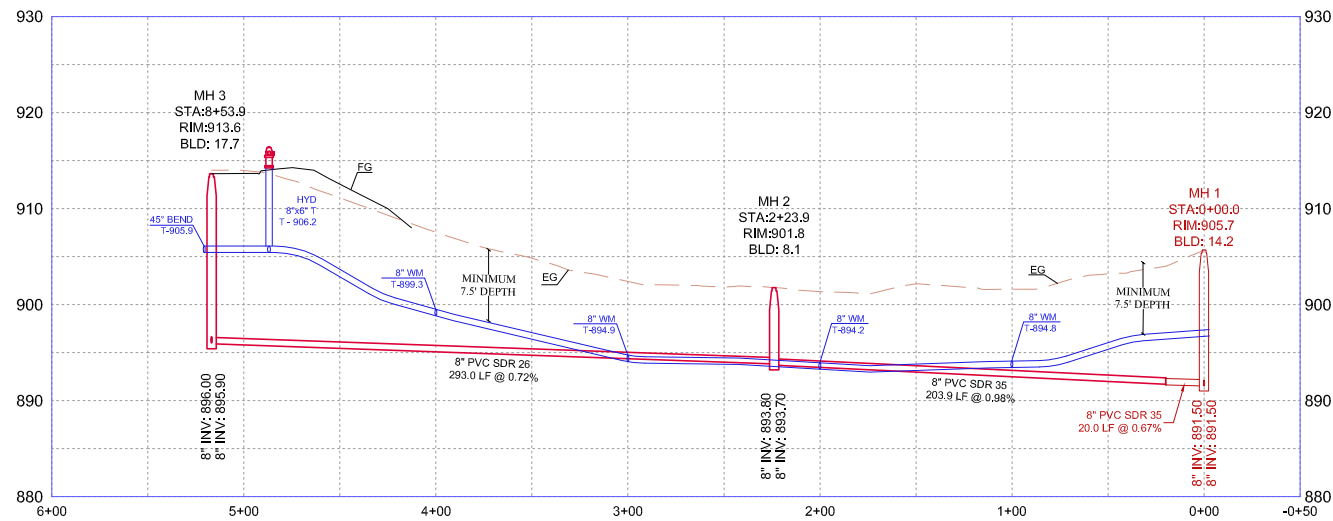
\*NOTE - SEPTIC & WELL LOCATIONS TO BE DETERMINED & APPROVED ON A LOT BY LOT BASIS WITH THE HOME BUILDER & THE CITY OF NORTH OAKS







LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STUCTURE LABEL	(CB H3)	(CB H3)
SANITARY STUCTURE LABEL	(MH)	(MH)
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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*Eric R. Johnson*  
ERIC R. JOHNSON, P.E.  
Date: 03/23/23 Lic. No. 56659



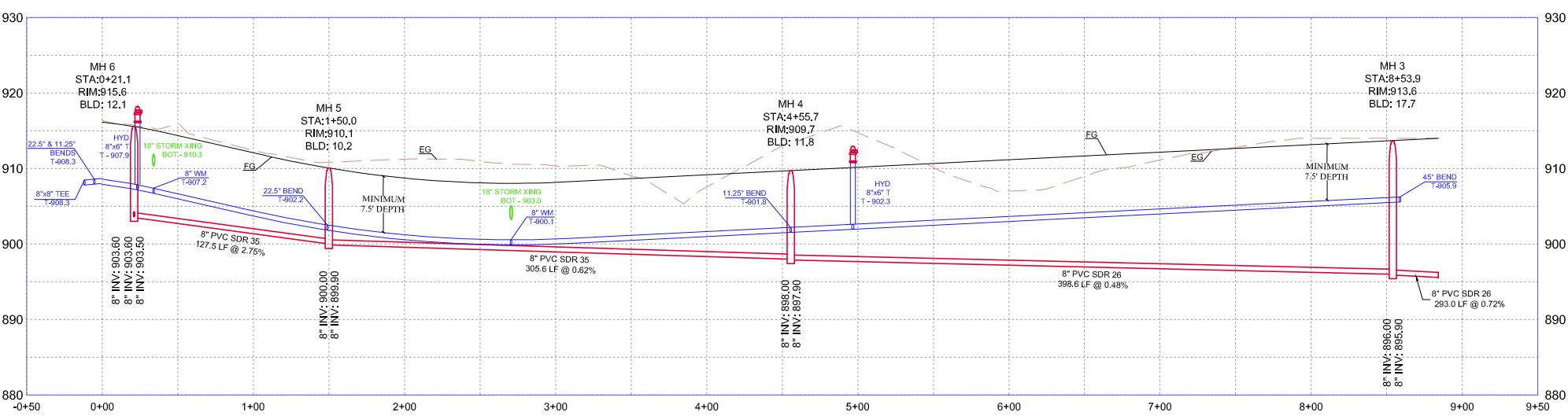
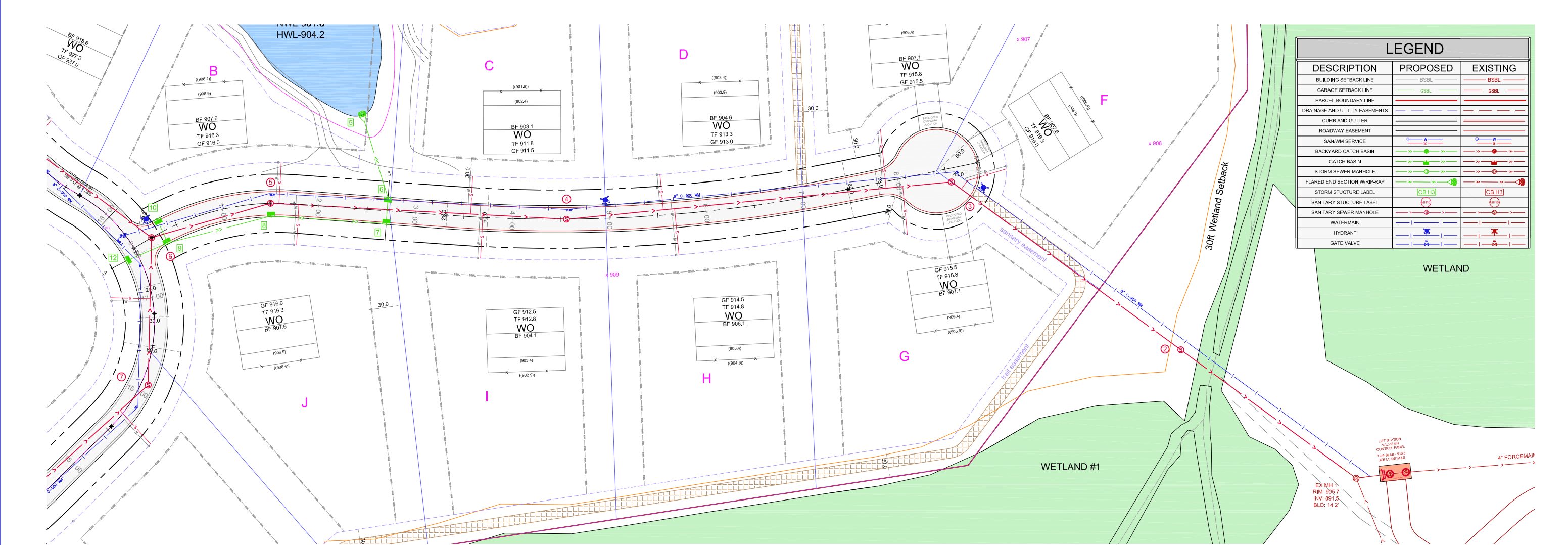
**SATHRE-BERGQUIST, INC.**  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.  
--  
**NORTH OAKS, MINNESOTA**

**PRELIMINARY SANITARY SEWER & WATERMAIN PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024  
**6B**





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CITY PROJECT NO.

**NORTH OAKS, MINNESOTA**

**PRELIMINARY SANITARY SEWER & WATERMAIN PLAN**

**RED FOREST WAY SOUTH**

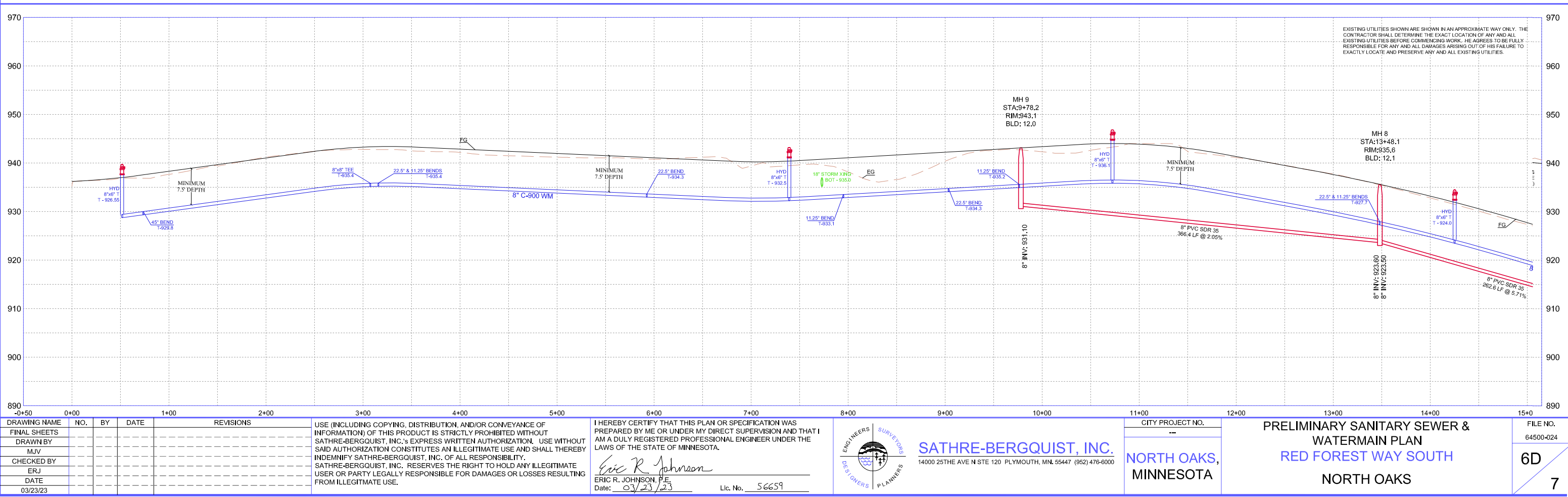
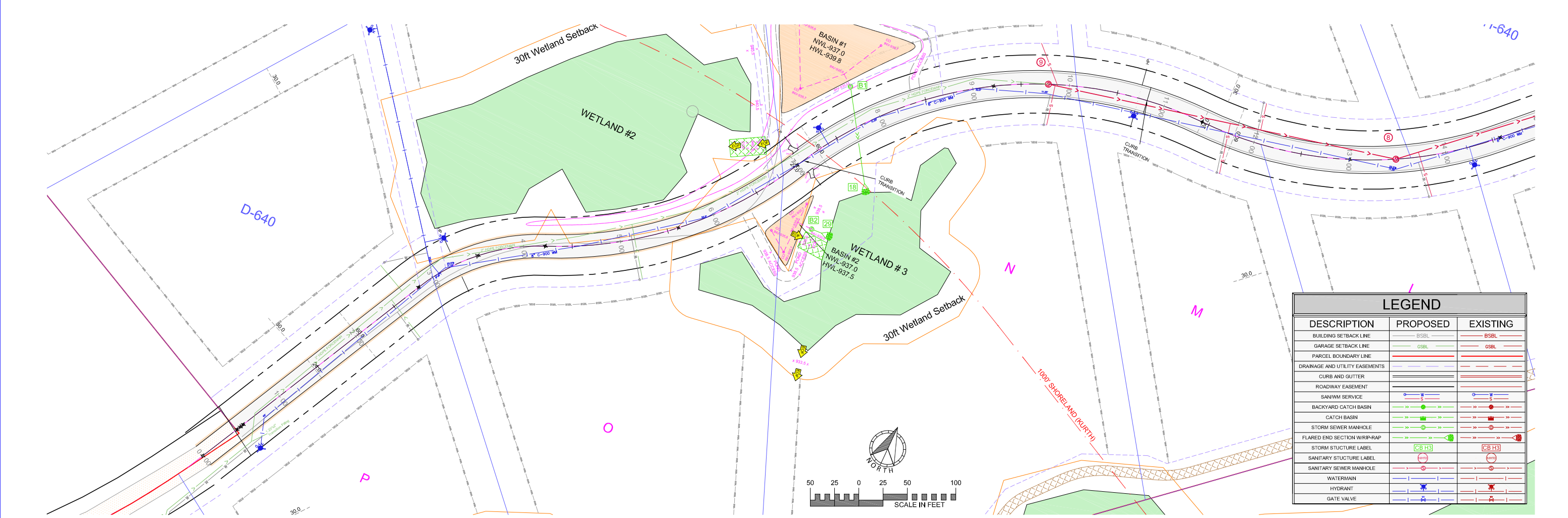
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FILE NO. 64500-024

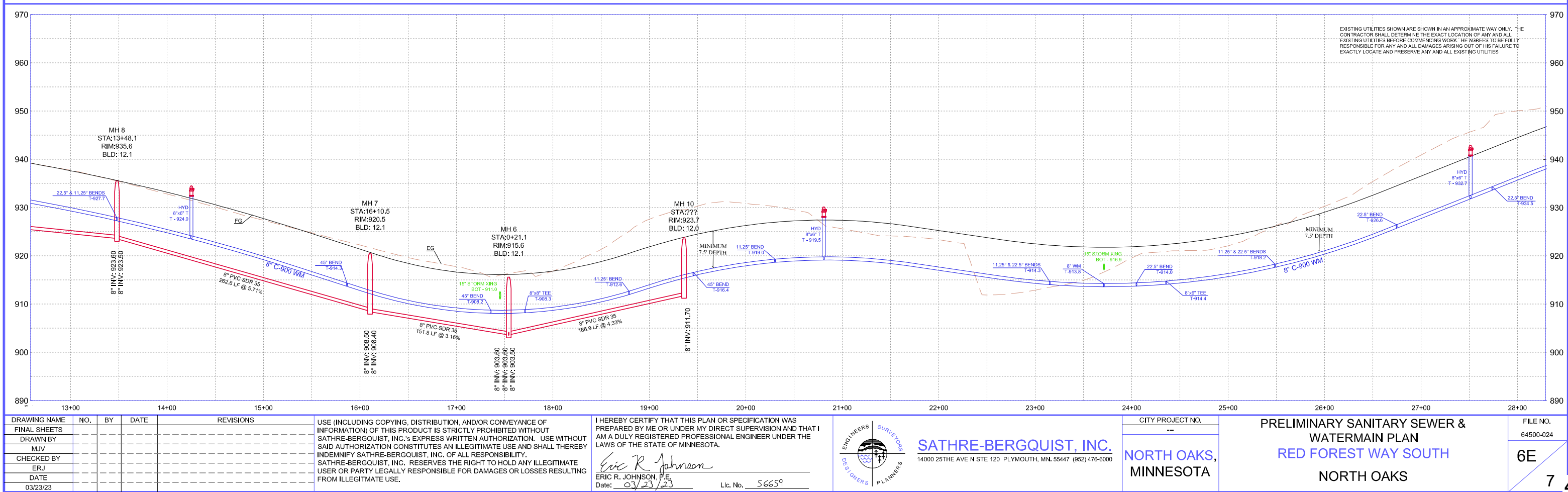
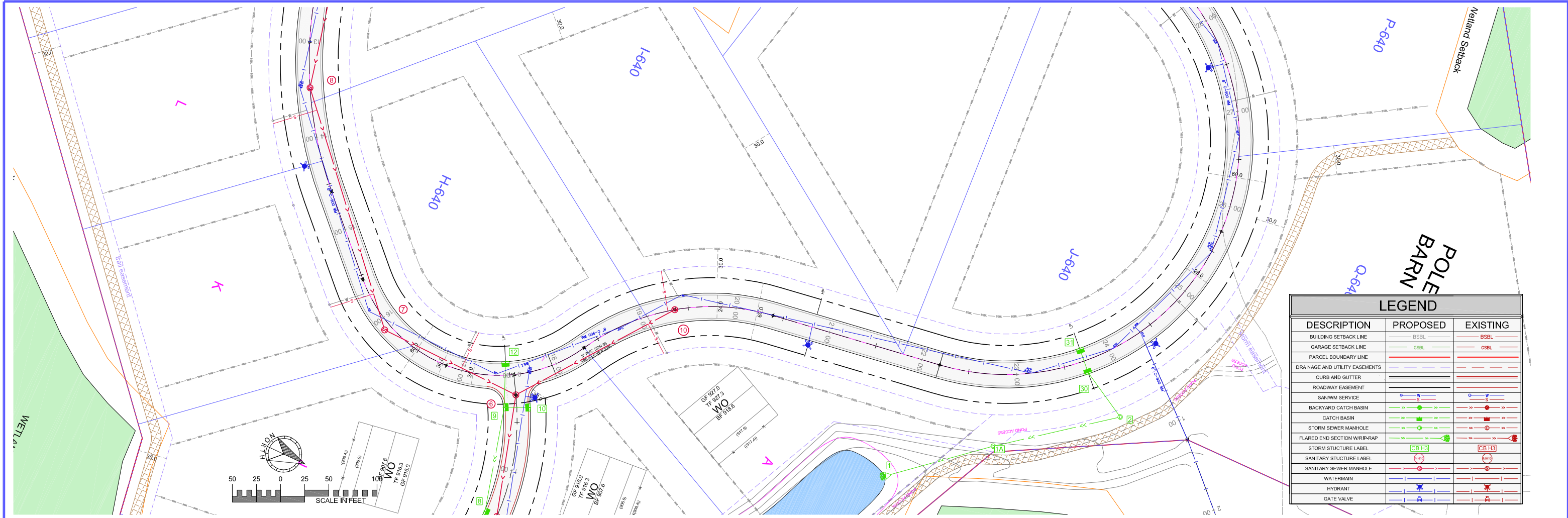
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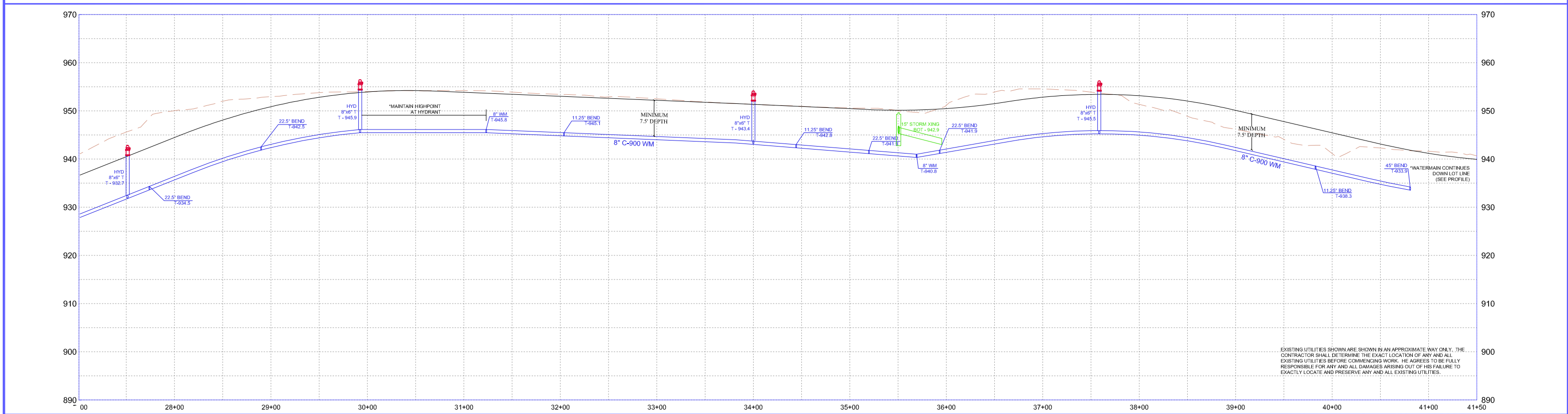
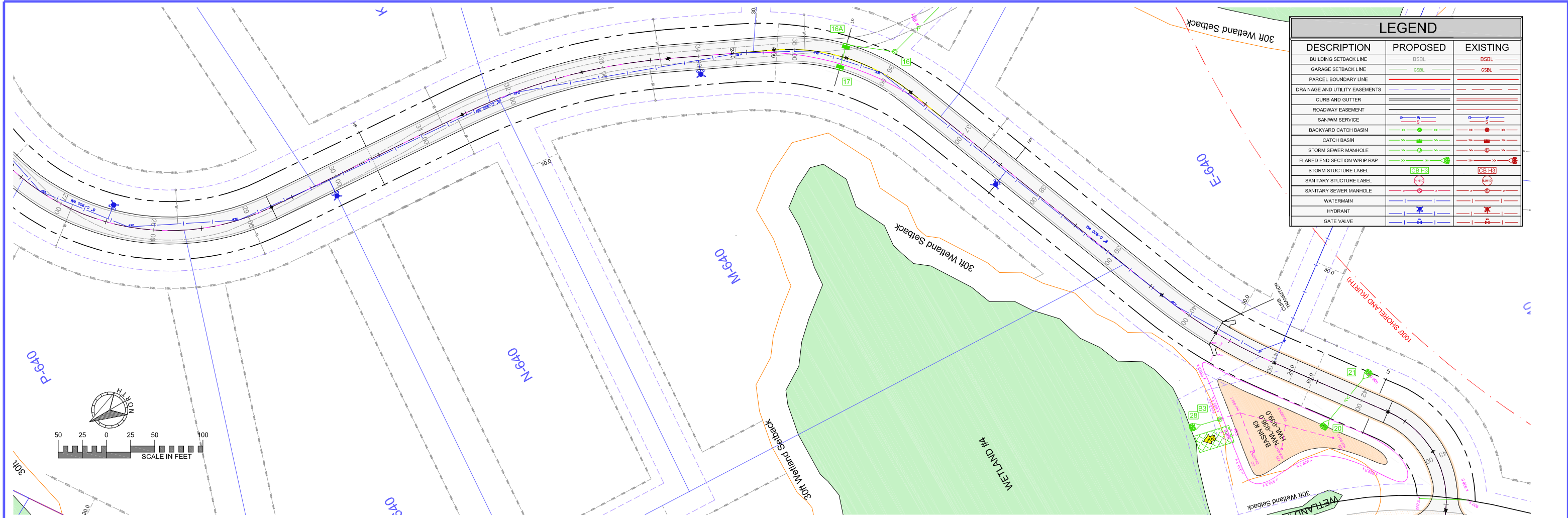




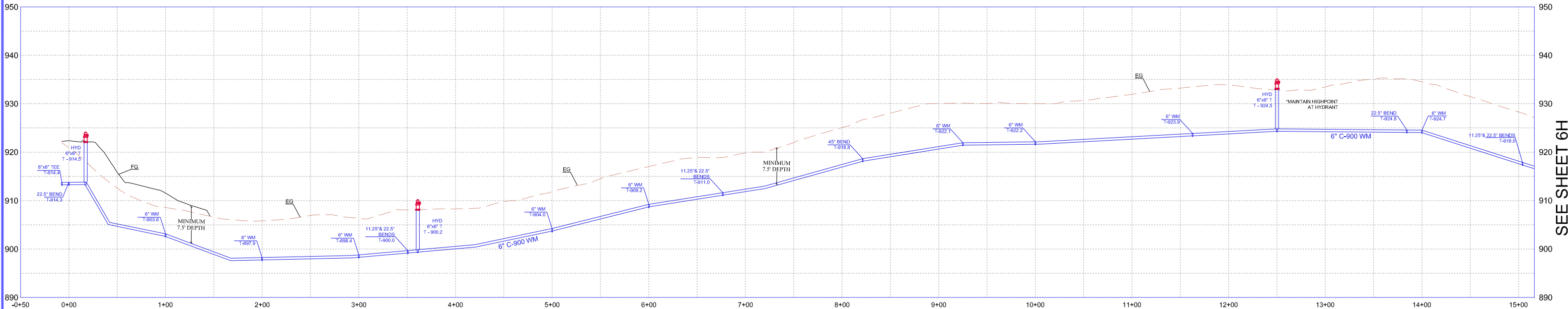
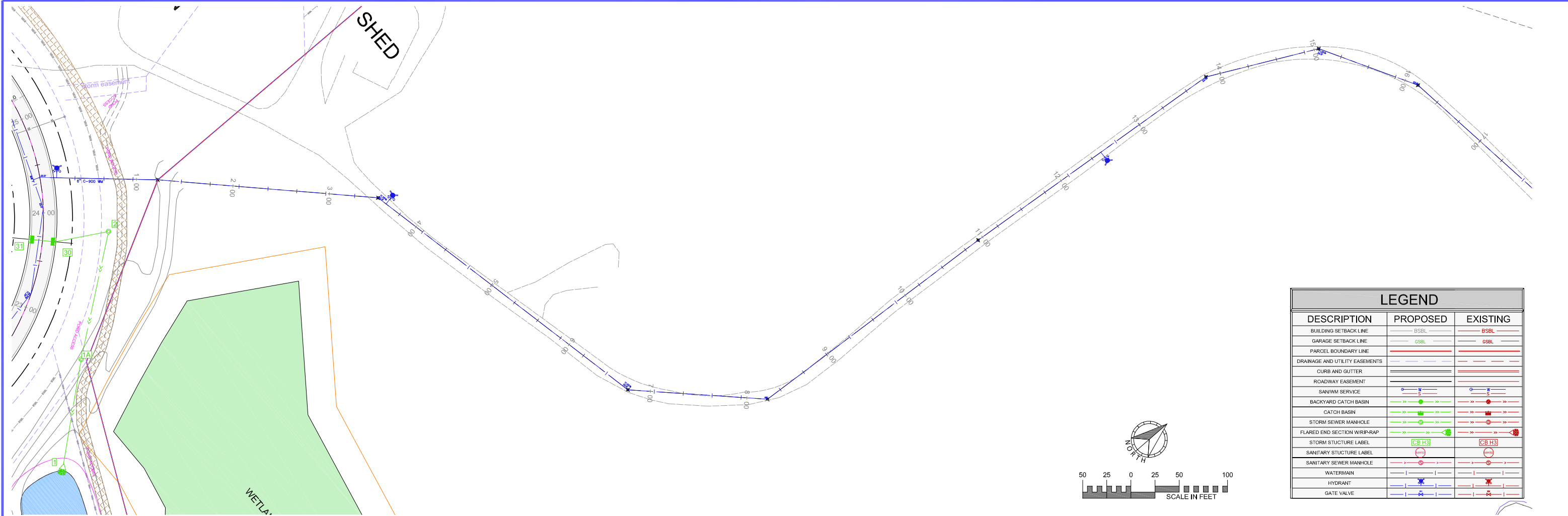












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SURVEYORS  
DESIGNERS  
PLANNERS

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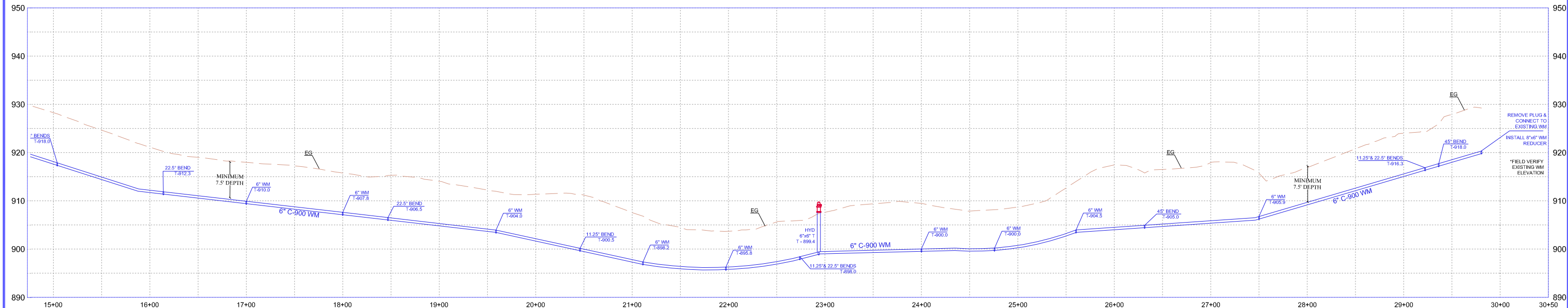
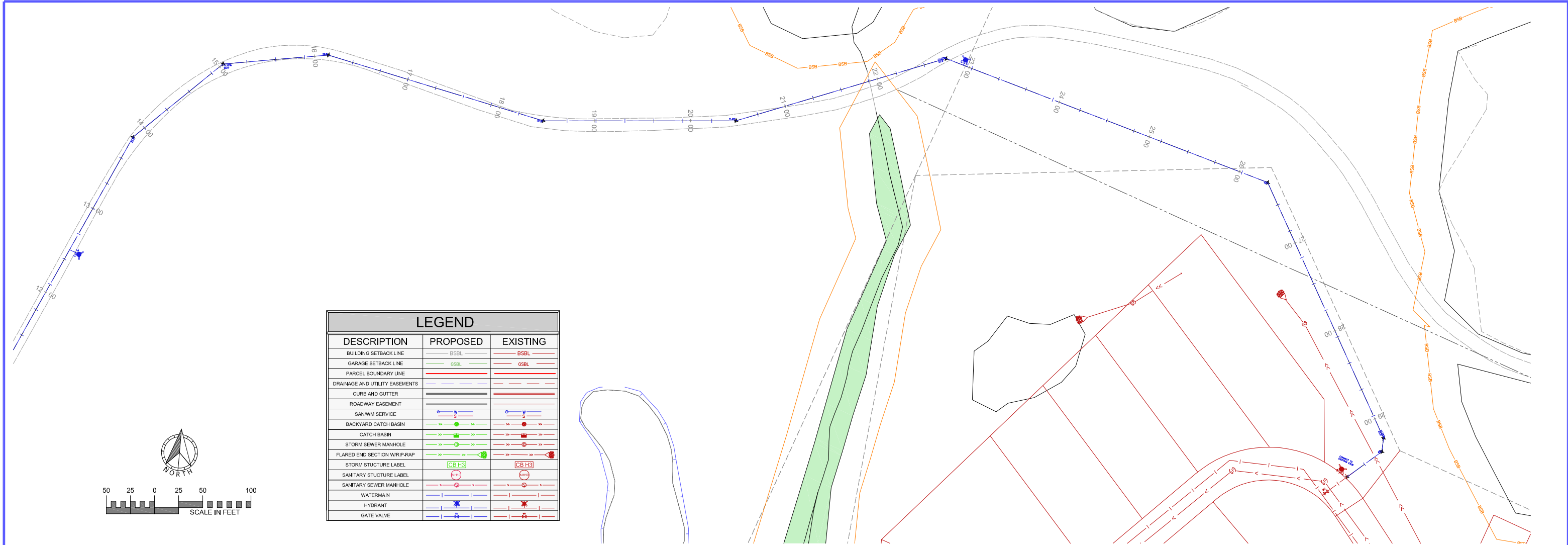
**PRELIMINARY WATERMAIN PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024

**6G**

**7 46**





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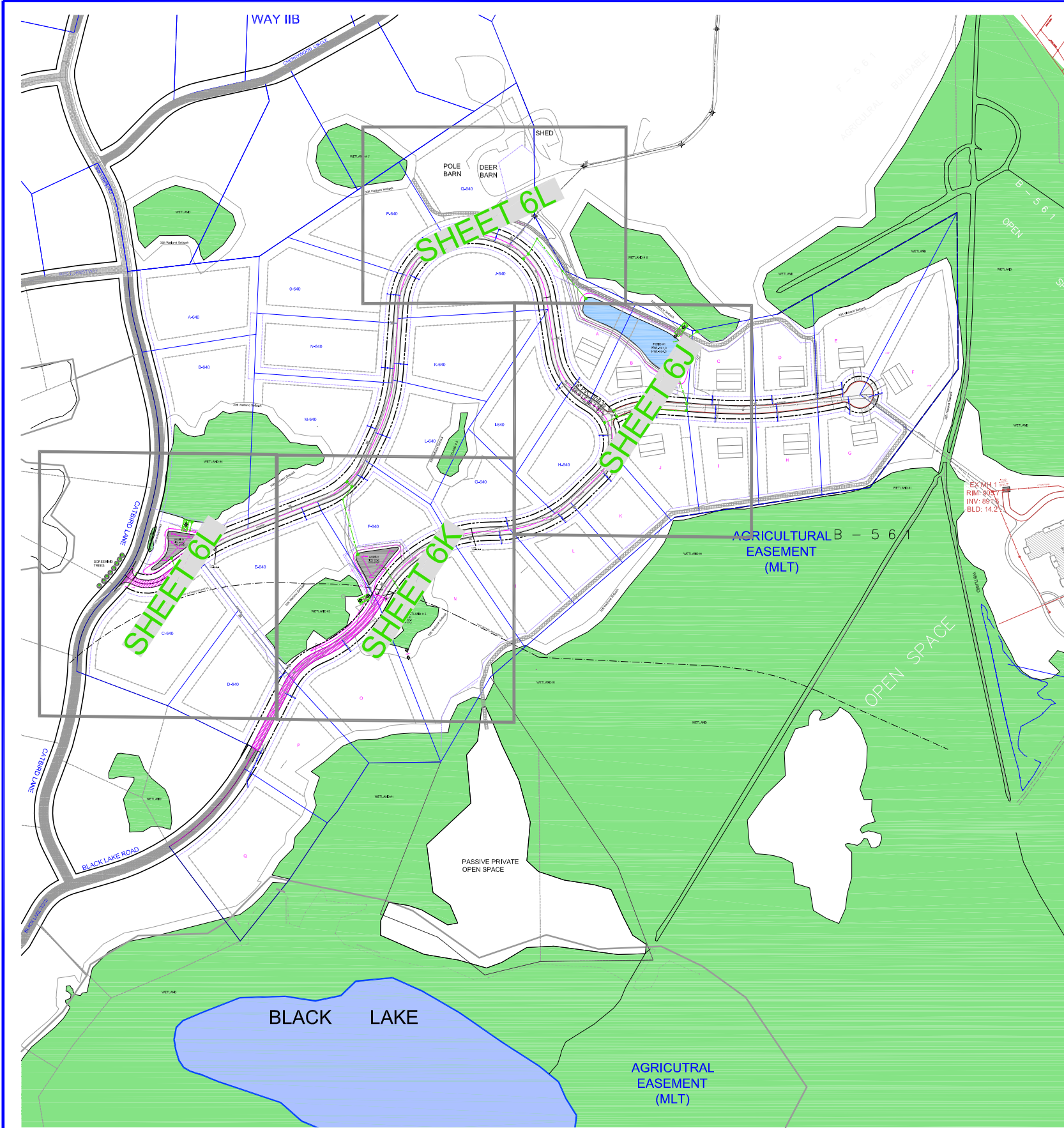
**PRELIMINARY WATERMAIN PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024

**6H**

**7 47**





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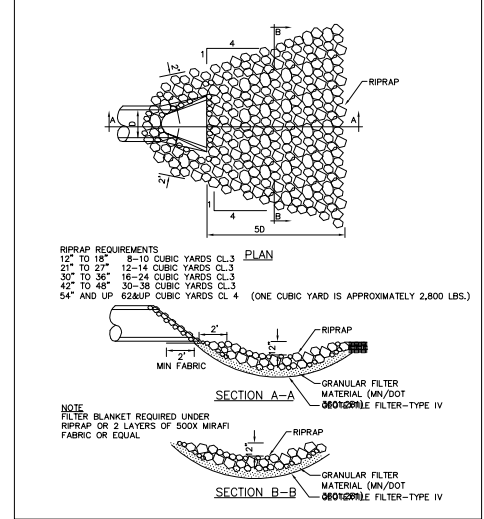
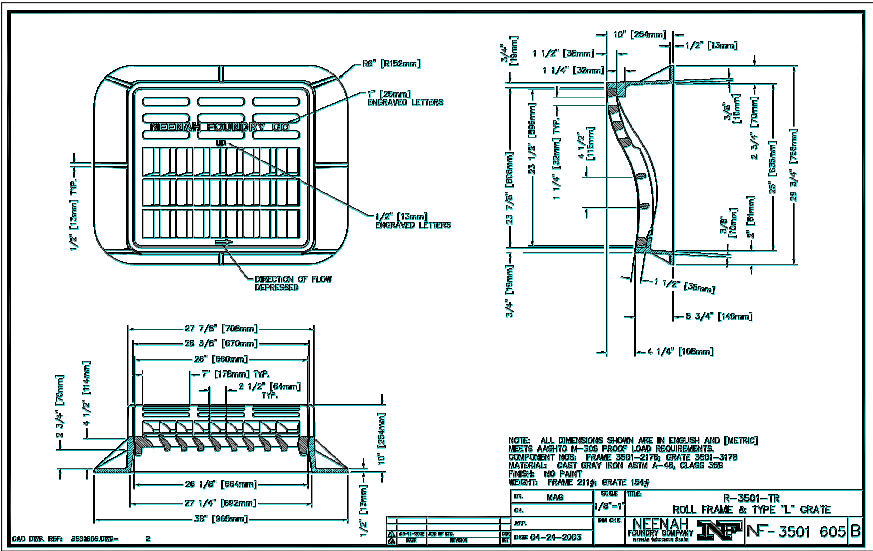
CITY PROJECT NO.  
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**NORTH OAKS,  
MINNESOTA**

**PRELIMINARY STORM SEWER PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024  
**61**  
7 48

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSDL	BSDL
GARAGE SETBACK LINE	GSDL	GSDL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SAN/WM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		

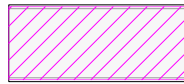
- STORM SEWER NOTES:**
- 4" DRAIN TILE (W/SOCK) SHALL BE INSTALLED AT THE LOWPOINT CATCH BASINS 50' MIN. (STD) IN EACH DIRECTION & 100' IN THE UPHILL DIRECTION FOR ON SLOPE CATCH BASINS.
  - TIE THE LAST 6 PIPE JOINTS TO FLARED END SECTIONS (TYPICAL).
  - TRASH GUARDS SHALL BE PLACED ON ALL FLARED END SECTIONS 24" OR LARGER. THERE ARE NO TRASH GUARDS ON 12" THROUGH 21" F.E.S.'S.
  - TIE ALL PIPE JOINTS IN AND OUT OF ALL OUTLET STRUCTURES.
  - WIMCO'S OR APPROVED EQUAL TO BE INSTALLED AT ALL STORM INLETS.
  - RIP-RAP FOR STORM SEWER SHALL BE CLASS 3 AND SHALL BE HAND PLACED.
  - WET BASIN TO BE CLAY LINED. (2" MINIMUM CLAY LINER)
  - ALL ADJUSTING RINGS TO BE HDPE.
  - SAND FILTER AND DRAIN TILE FOR THE FILTER BASIN SHALL BE INSTALLED AFTER FINAL STABILIZATION.
  - OUTLET CONTROL STRUCTURE GRATE TO BE GALVANIZED GRATE (SPLIT) 4" X 4" OPENINGS.



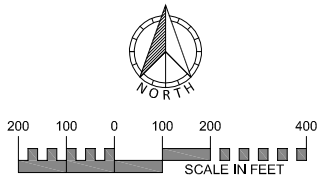
STRUCTURE TABLE						
STRUCTURE NAME	TYPE	DIAMETER	RIM	BUILD	INV	CASTING
1A	CBMH	48.0"	907.7	3.1'	904.6	R-4342
2	CBMH	48.0"	911.5	4.0'	907.5	R-4342
6	CBMH	48.0"	907.6	4.3'	903.3	R-4342
7	CBMH	48.0"	907.6	4.1'	903.5	R-3501
8	CBMH	48.0"	909.6	4.0'	905.6	R-3501
9	CBMH	48.0"	914.6	4.5'	910.1	R-4342
10	CBMH	48.0"	914.6	4.0'	910.6	R-4342
12	CB	48.0"	915.5	4.0'	911.5	R-4342
16	CBMH	48.0"	950.1	11.1'	939.0	R-4342
16A	CBMH	48.0"	949.6	6.5'	943.1	R-3501
17	CBMH	2'x3'	949.6	6.3'	943.3	R-3501
30	CBMH	48.0"	921.4	8.4'	913.0	R-3501
31	CB	2'x3'	921.3	4.0'	917.3	R-3501

FES TABLE				
Structure Name	TYPE	SIZE (IN.)	INV	C.Y. RIP RAP
1	FES	18	901.0	8
5	FES	18	901.0	8
15	FES	18	937.0	8
18	FES	18	935.0	8
20	FES	15	936.0	8
21	FES	15	936.5	8
26	FES	18	899.5	8
28	FES	18	933.0	8
29	FES	18	935.0	8

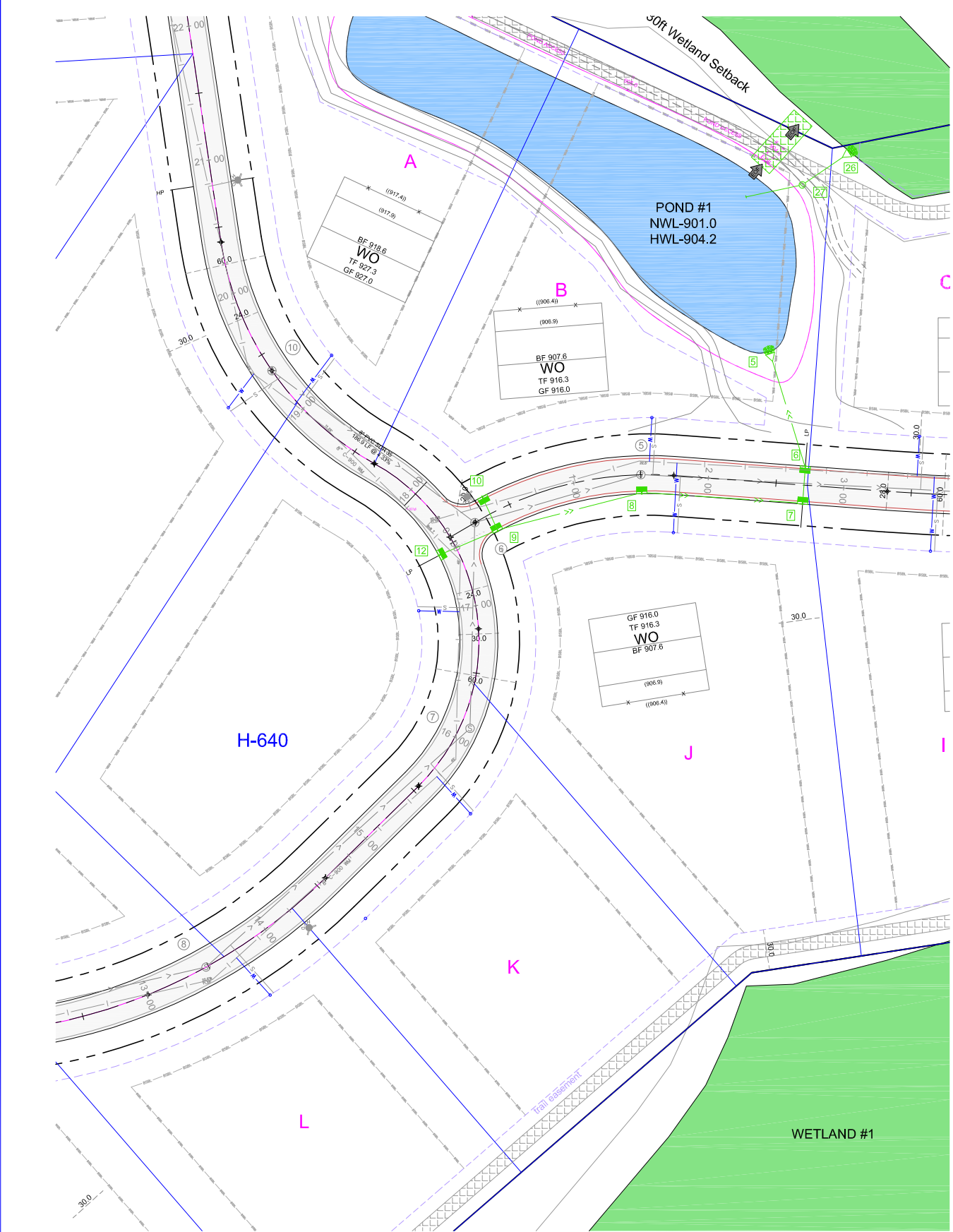
OUTLET STRUCTURE TABLE			
Structure Name	TYPE	INV	DETAIL
27	OCS	899.0 900.00	SEE STRUCTURE DETAIL
B1	OCS	935.50	SEE STRUCTURE DETAIL
B2	OCS	935.50	SEE STRUCTURE DETAIL
B3	OCS	934.00	SEE STRUCTURE DETAIL



DENOTES STREET SECTION WITH GRAVEL SHOULDER & DITCH (SEE DETAIL)







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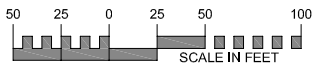
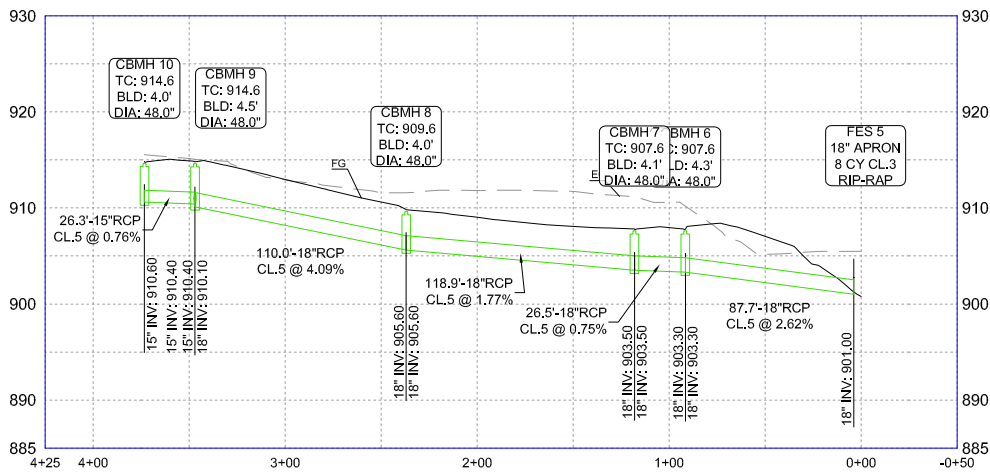
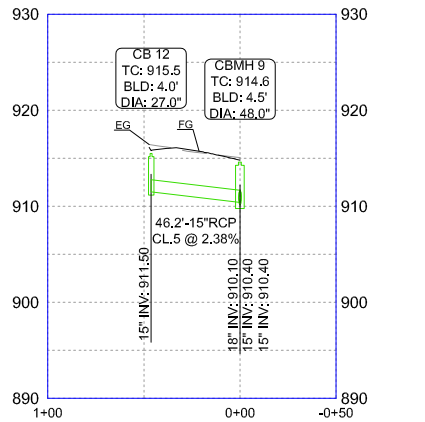
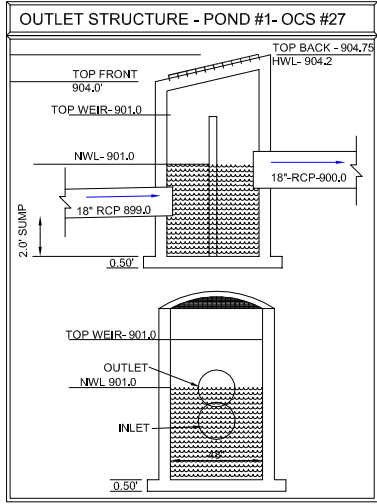
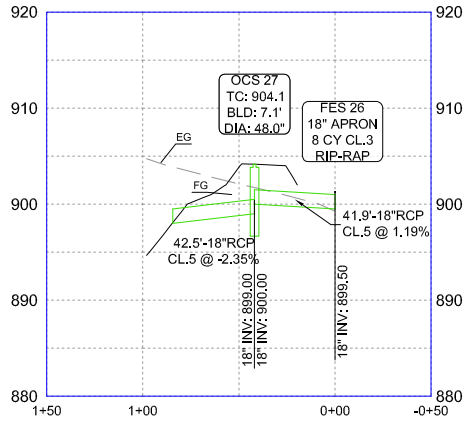
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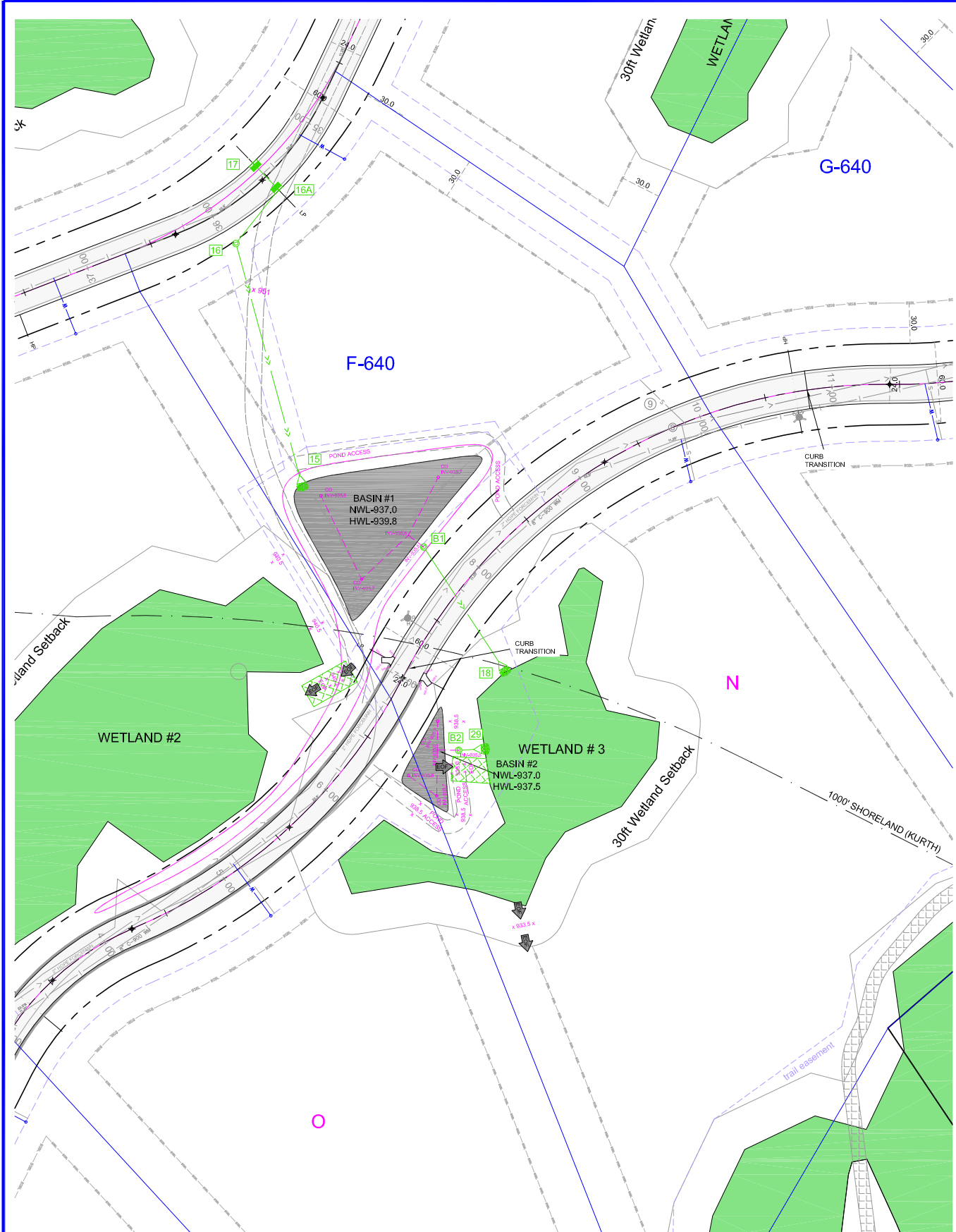
**PRELIMINARY STORM SEWER PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

FILE NO.  
64500-024  
**6J**  
**7 49**

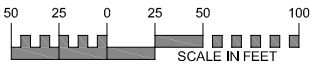
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
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GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



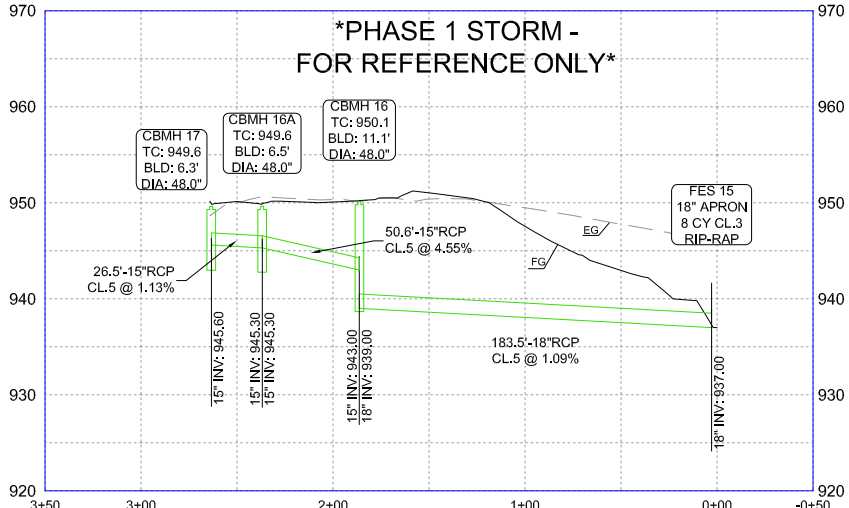
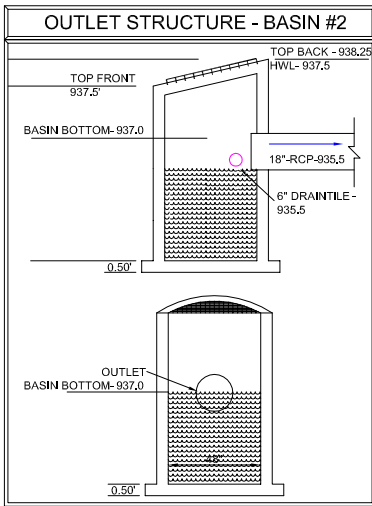
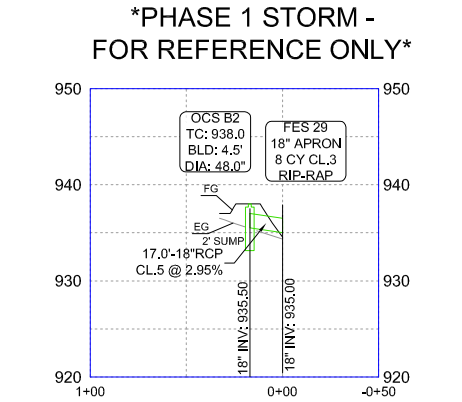
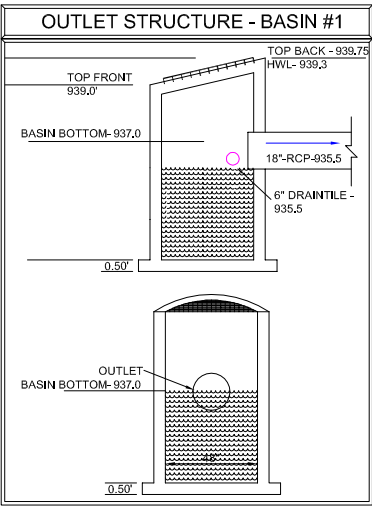
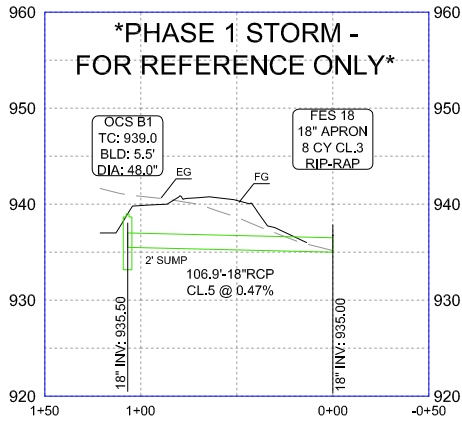




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GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
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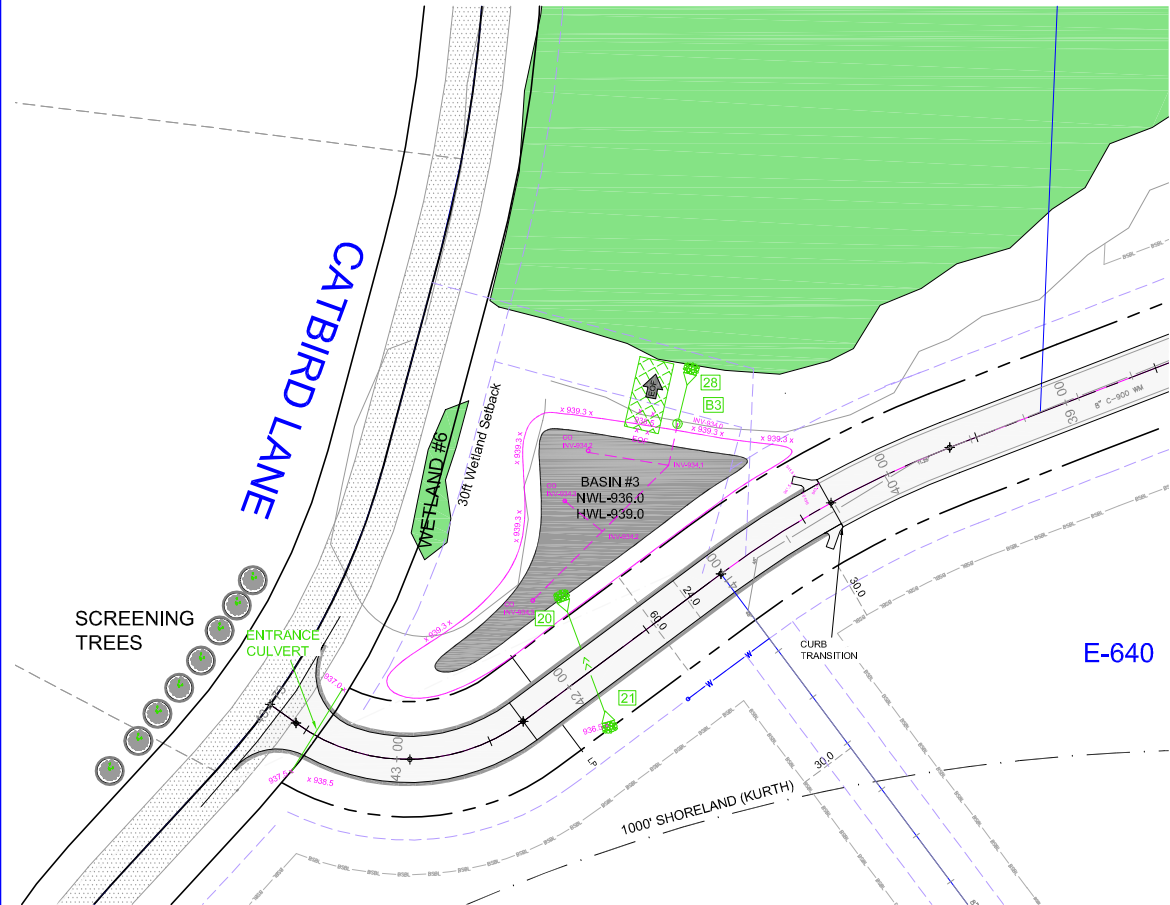
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PRELIMINARY STORM SEWER PLAN  
RED FOREST WAY SOUTH  
NORTH OAKS

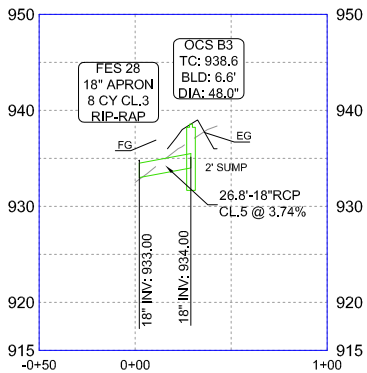
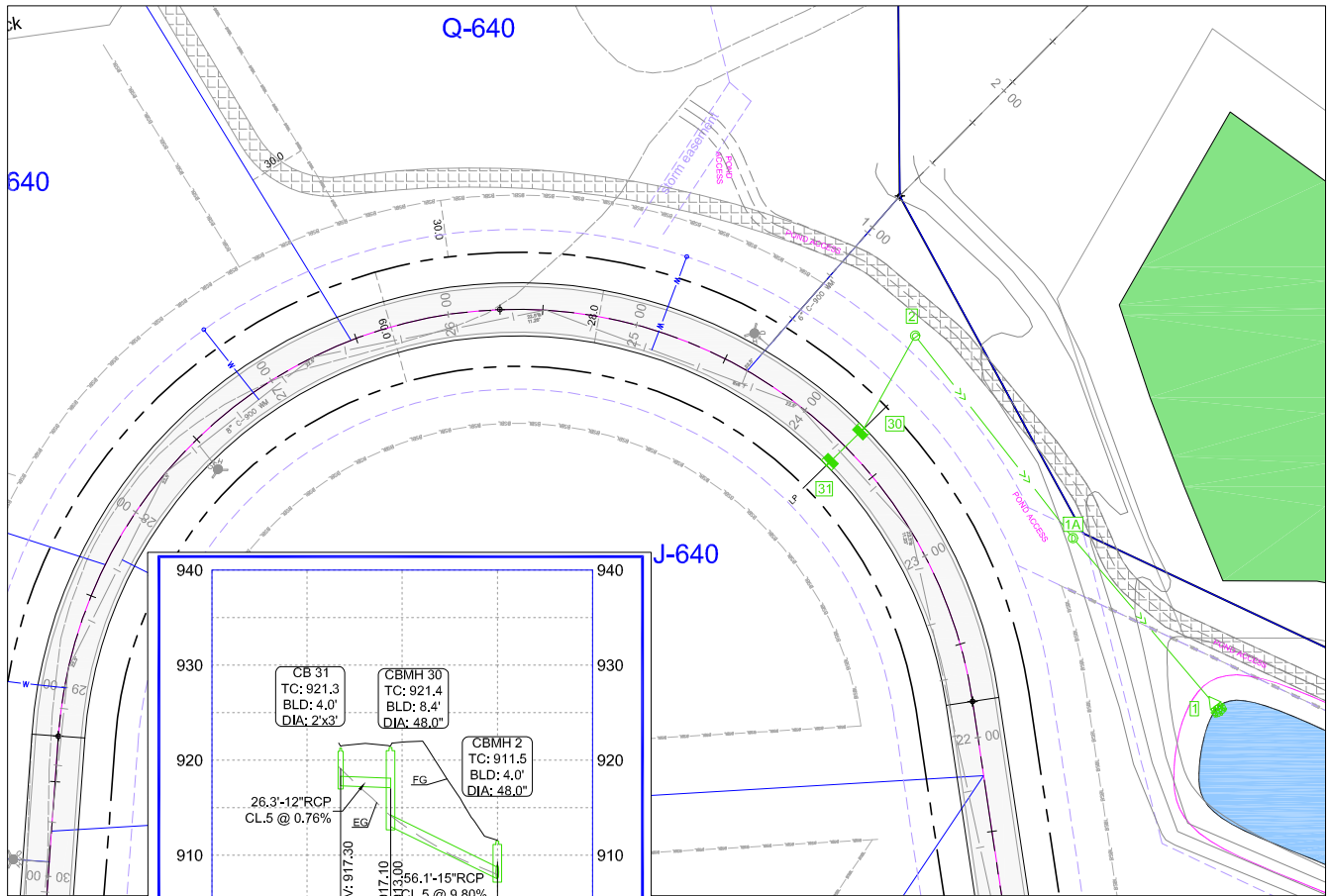
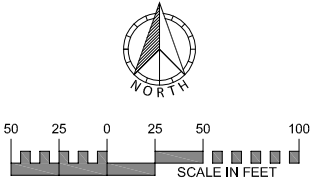
FILE NO.  
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6K

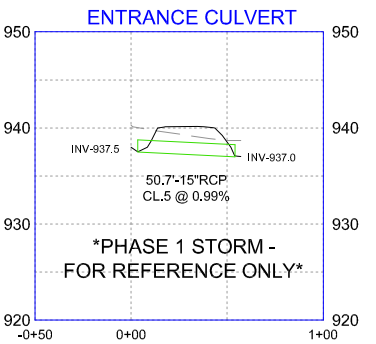
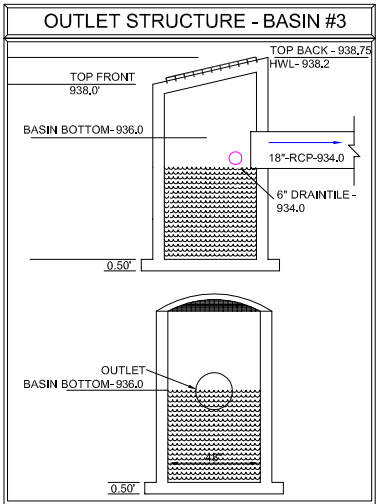
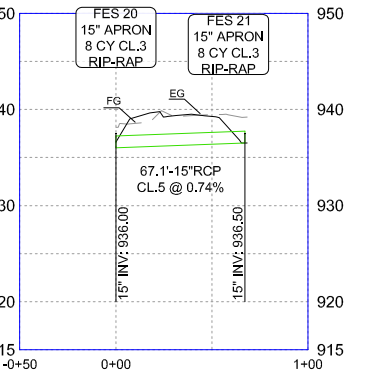




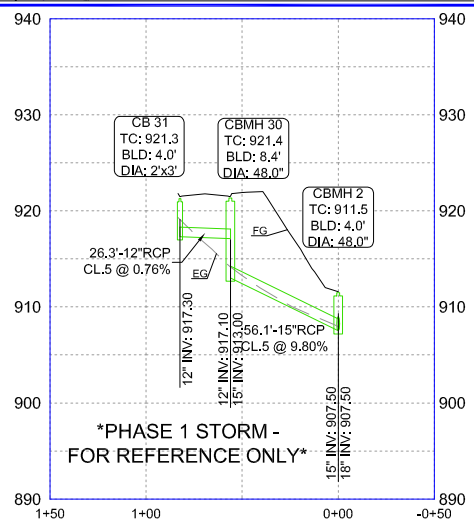
LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



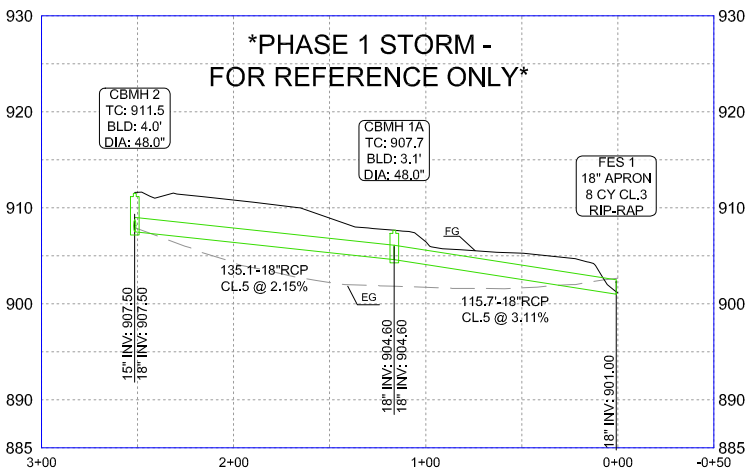
\*PHASE 1 STORM - FOR REFERENCE ONLY\*



\*PHASE 1 STORM - FOR REFERENCE ONLY\*



\*PHASE 1 STORM - FOR REFERENCE ONLY\*



\*PHASE 1 STORM - FOR REFERENCE ONLY\*

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FINAL SHEETS				
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CHECKED BY				
DATE				
03/23/23				

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*Eric R. Johnson*  
ERIC R. JOHNSON, P.E.  
Date: 03/23/23 Lic. No. 56659



SATHRE-BERGQUIST, INC.  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

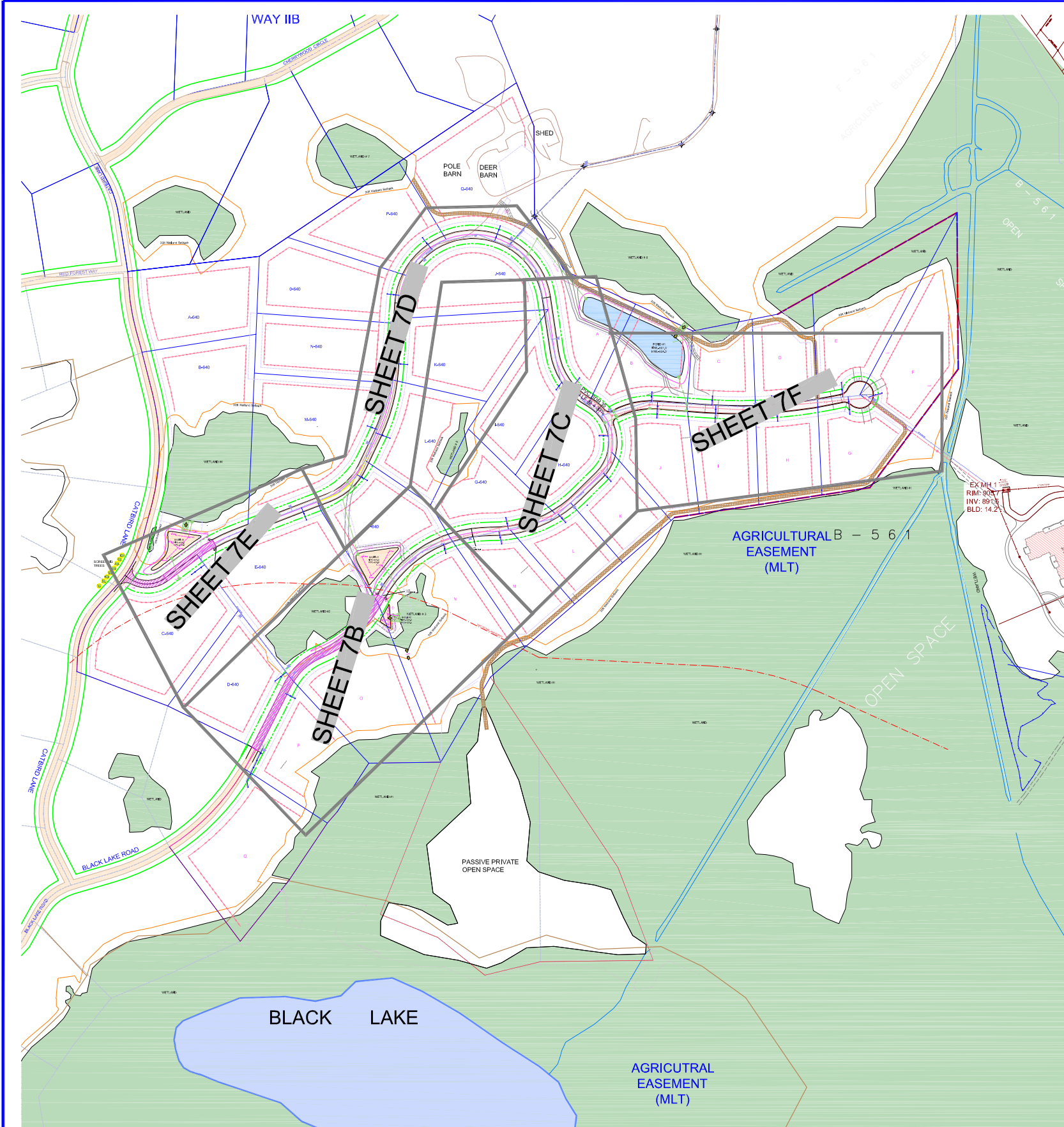
CITY PROJECT NO.  
--  
NORTH OAKS,  
MINNESOTA

PRELIMINARY STORM SEWER PLAN  
RED FOREST WAY SOUTH  
NORTH OAKS

FILE NO.  
64500-024

6L





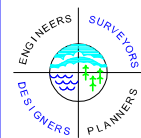
EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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Date: 03/23/23 Lic. No. 56659



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14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

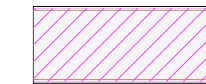
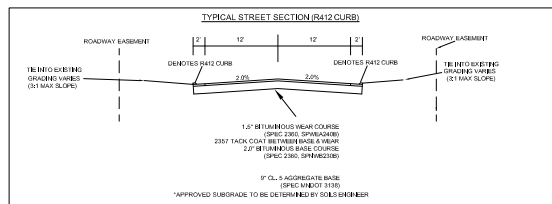
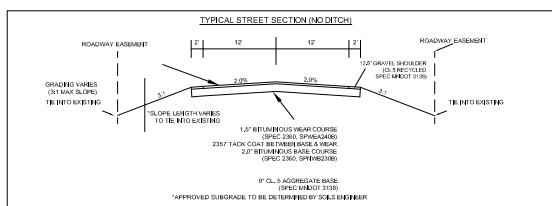
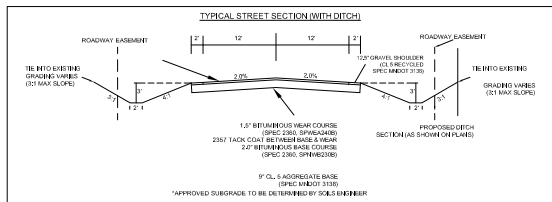
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**NORTH OAKS, MINNESOTA**

**PRELIMINARY STREET PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

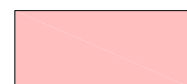
FILE NO.  
64500-024

**7A**

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSL	BSL
GARAGE SETBACK LINE	GSL	GSL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SANITARY SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STUCTURE LABEL	CB H3	CB H3
SANITARY STUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



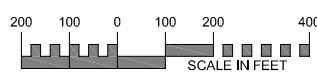
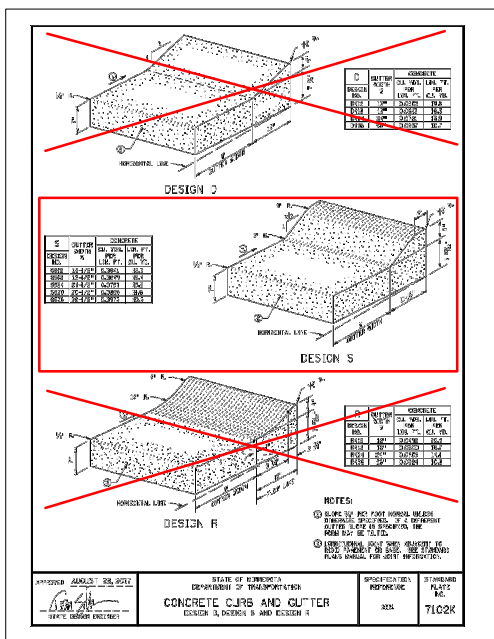
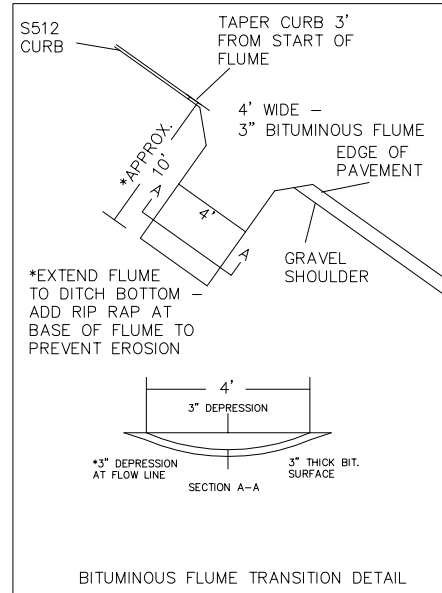
DENOTES STREET SECTION WITH GRAVEL SHOULDER & DITCH (SEE DETAIL)



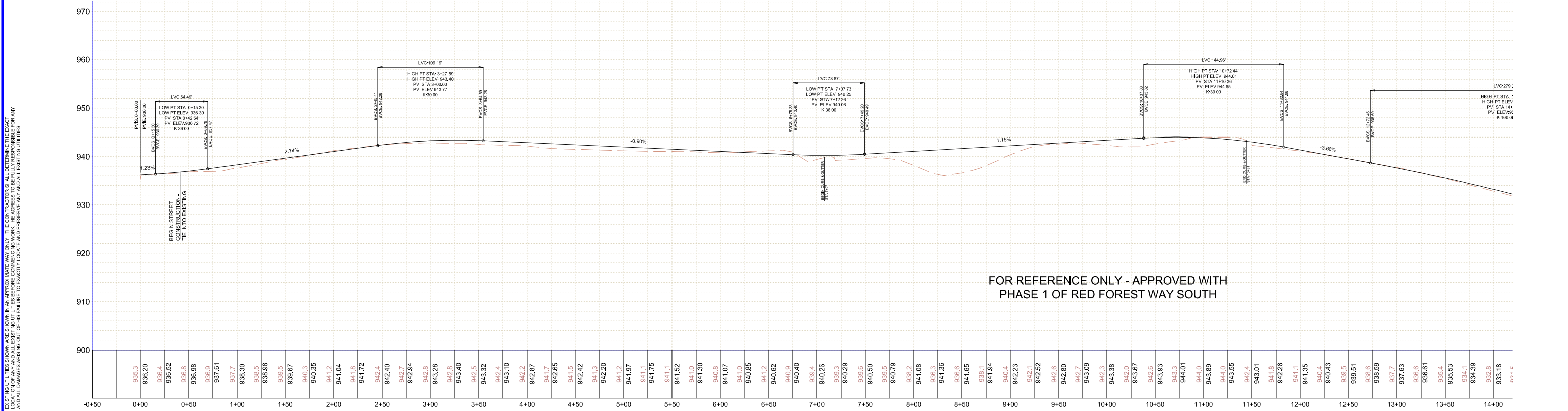
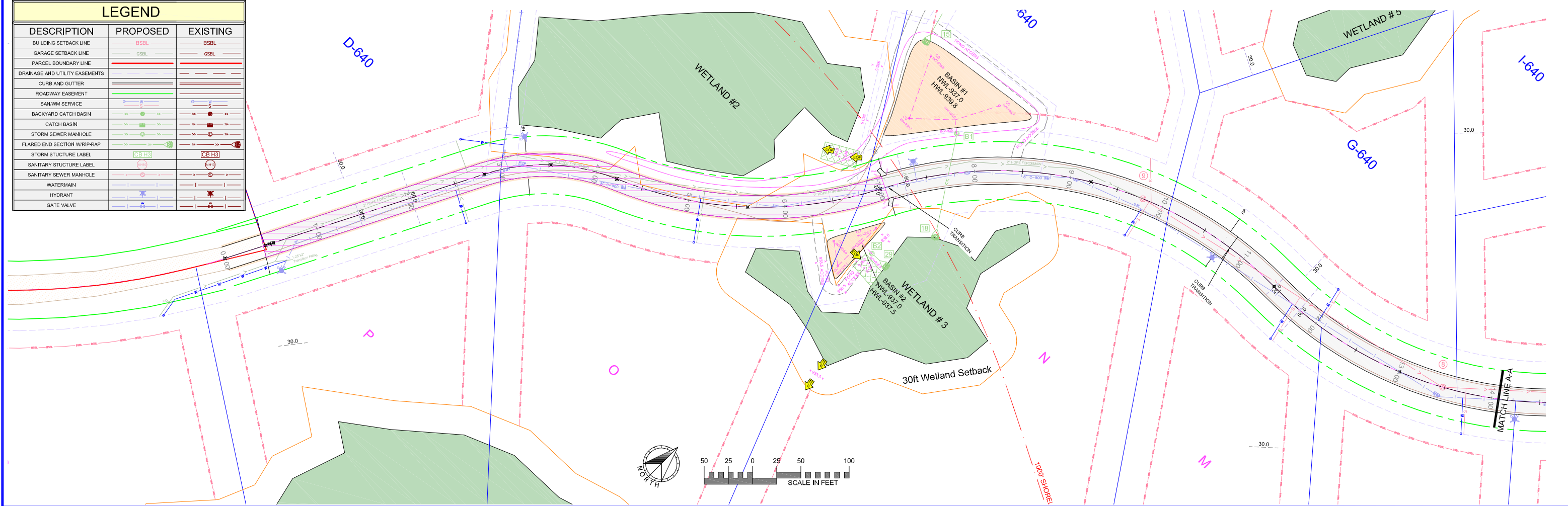
DENOTES APPROVED PHASE 1 STREET

#### STREET NOTES

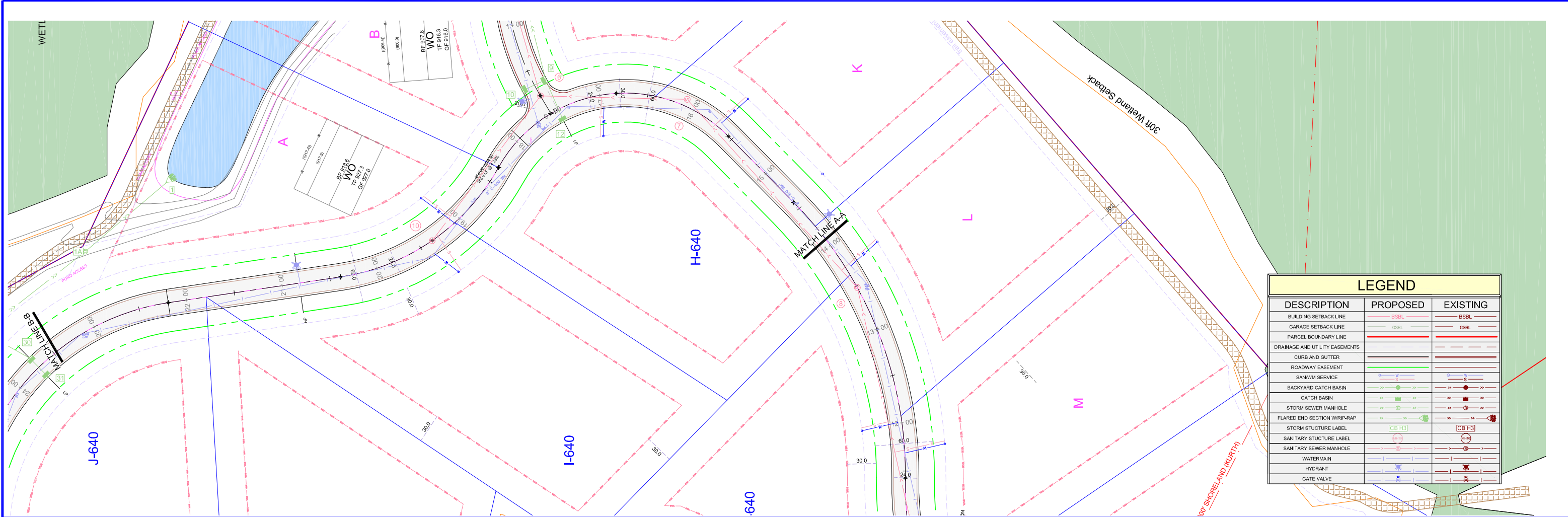
- STREETS TO BE 24' WIDE WITH A 2' GRAVEL SHOULDER OR 28' B-B SECTION (S512 CURB - SEE DETAIL)
- STREET SECTION:  
  
1.5" BITUMINOUS WEAR COURSE  
2.0" BITUMINOUS BASE COURSE  
9" CLASS 5 RECYCLED SAND SECTION TO BE DETERMINED BY SOILS ENGINEER  
APPROVED SUBGRADE TO BE DETERMINED BY SOILS ENGINEER  
RECYCLE MATERIAL (RAP AND RAS) ARE NOT ALLOWED IN BITUMINOUS WEAR COURSE
- DITCHES TO BE SLOPED 3:1 WITH A 2' BOTTOM
- MINIMUM DITCH DEPTH TO BE 2' FROM EDGE OF SHOULDER TO BOTTOM OF DITCH.



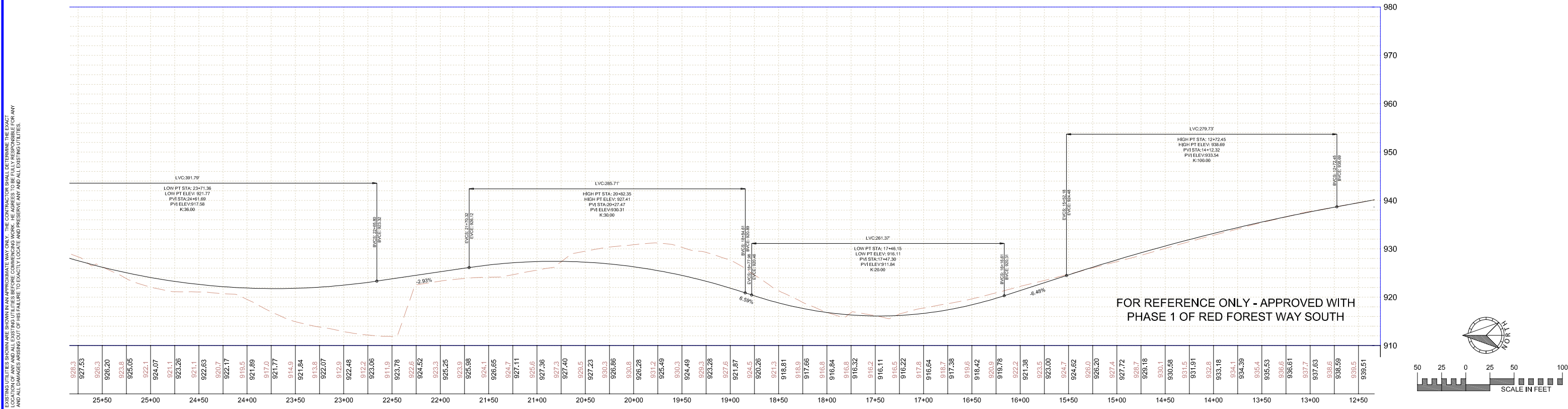








LEGEND		
DESCRIPTION	PROPOSED	EXISTING
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	CSBL	CSBL
PARCEL BOUNDARY LINE	CSBL	CSBL
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
ROADWAY EASEMENT		
SANWM SERVICE		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION WRIP-RAP		
STORM STRUCTURE LABEL	CB H3	CB H3
SANITARY STRUCTURE LABEL		
SANITARY SEWER MANHOLE		
WATERMAIN		
HYDRANT		
GATE VALVE		



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*Eric R. Johnson*  
ERIC R. JOHNSON, P.E.  
Date: 03/23/23 Lic. No. 56659

ENGINEERS  
DESIGNERS  
SURVEYORS  
PLANNERS

**SATHRE-BERGQUIST, INC.**  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

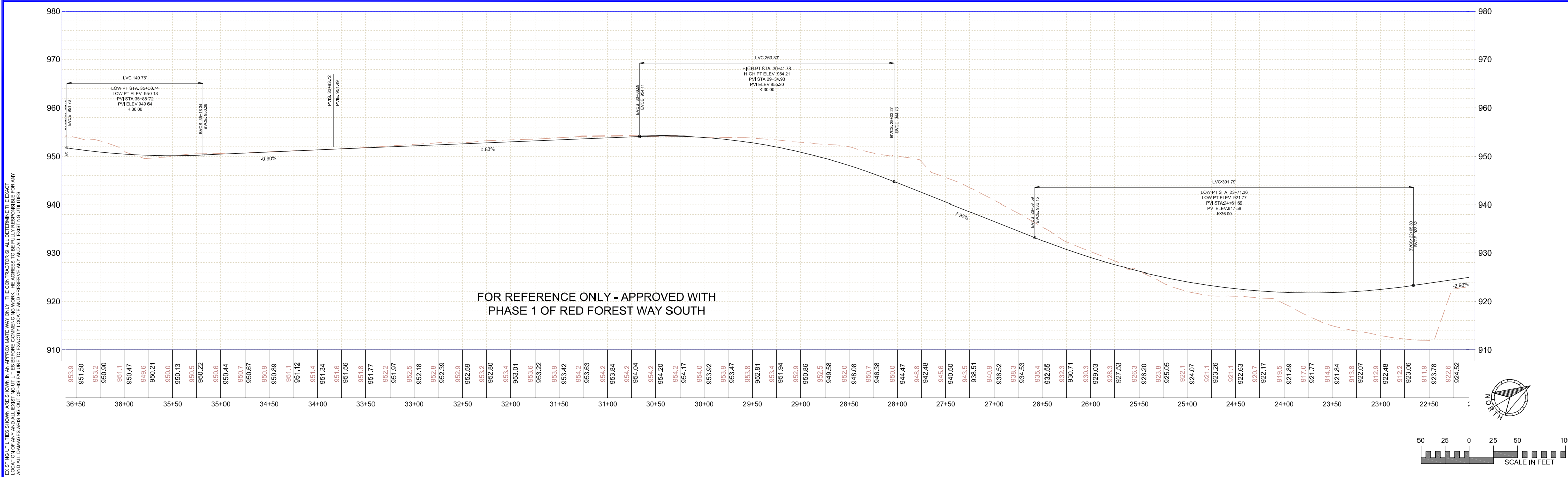
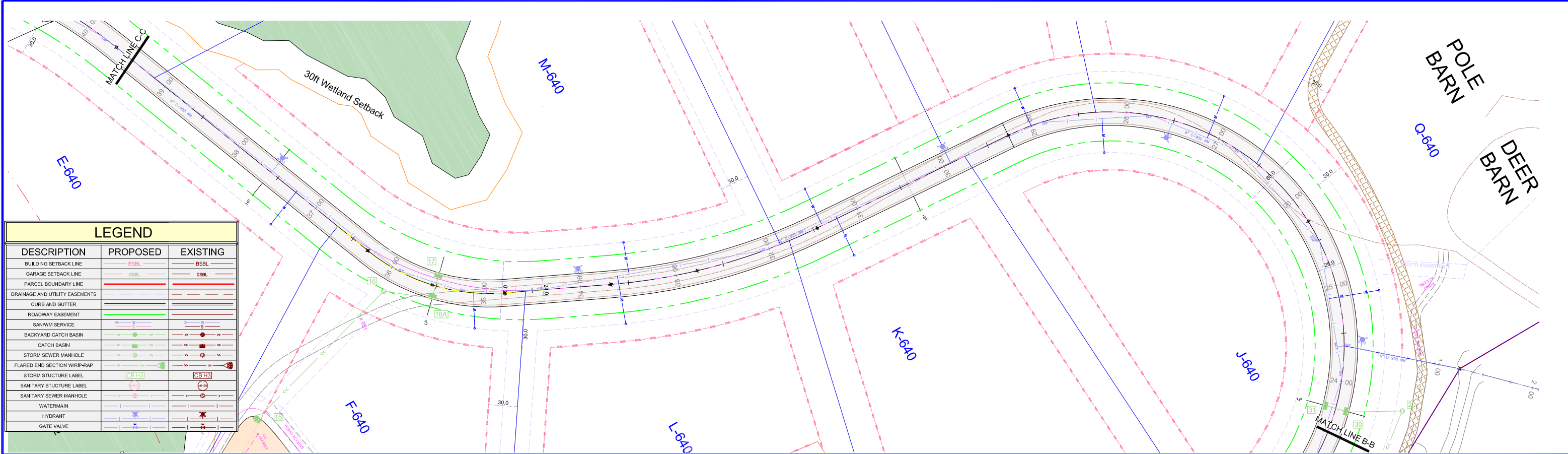
CITY PROJECT NO.  
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**NORTH OAKS,  
MINNESOTA**

**PRELIMINARY STREET PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**

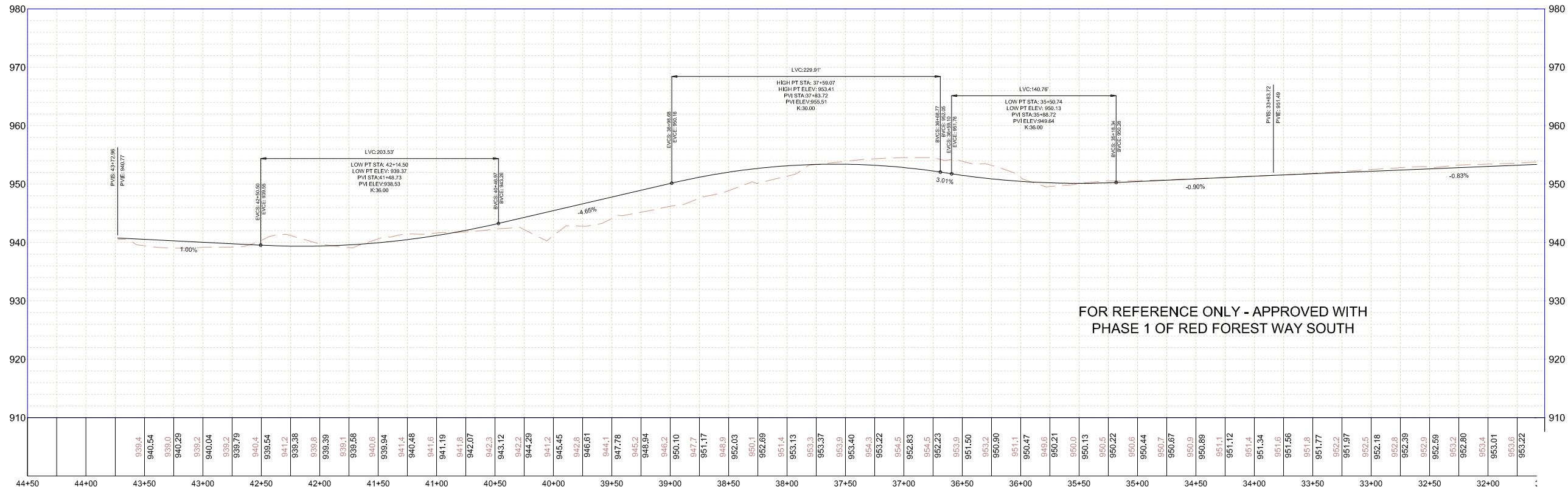
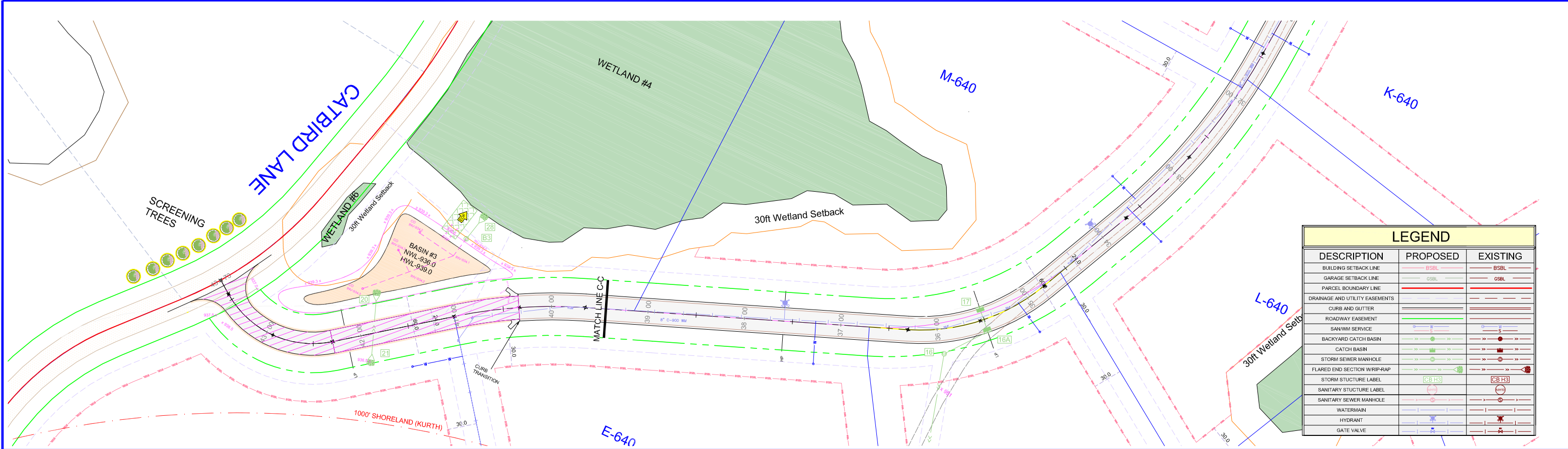
FILE NO.  
64500-024  
**7C**  
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FOR REFERENCE ONLY - APPROVED WITH  
PHASE 1 OF RED FOREST WAY SOUTH

EXISTING UTILITIES SHOWN ARE SHOWN IN APPROXIMATE ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

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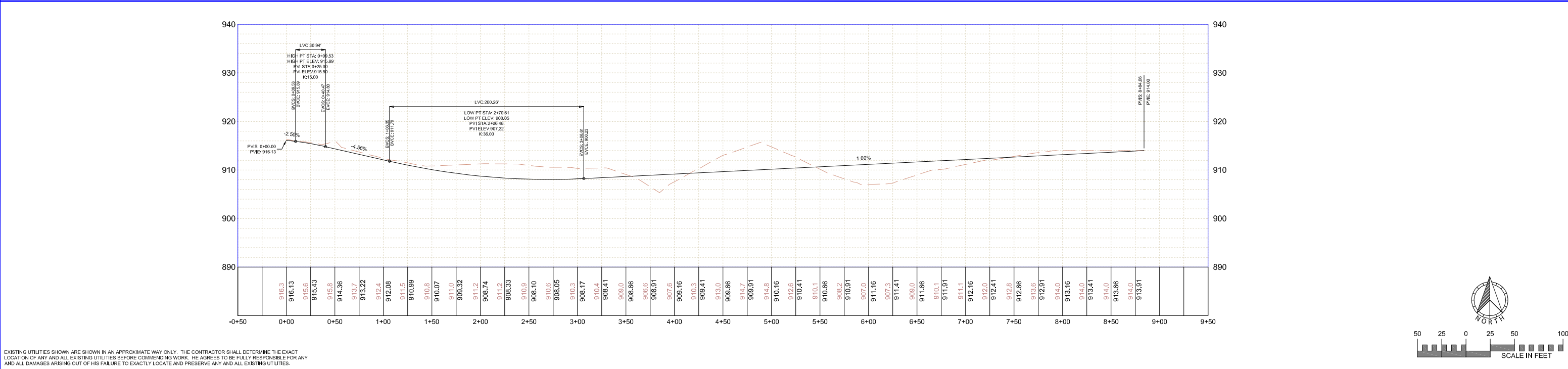
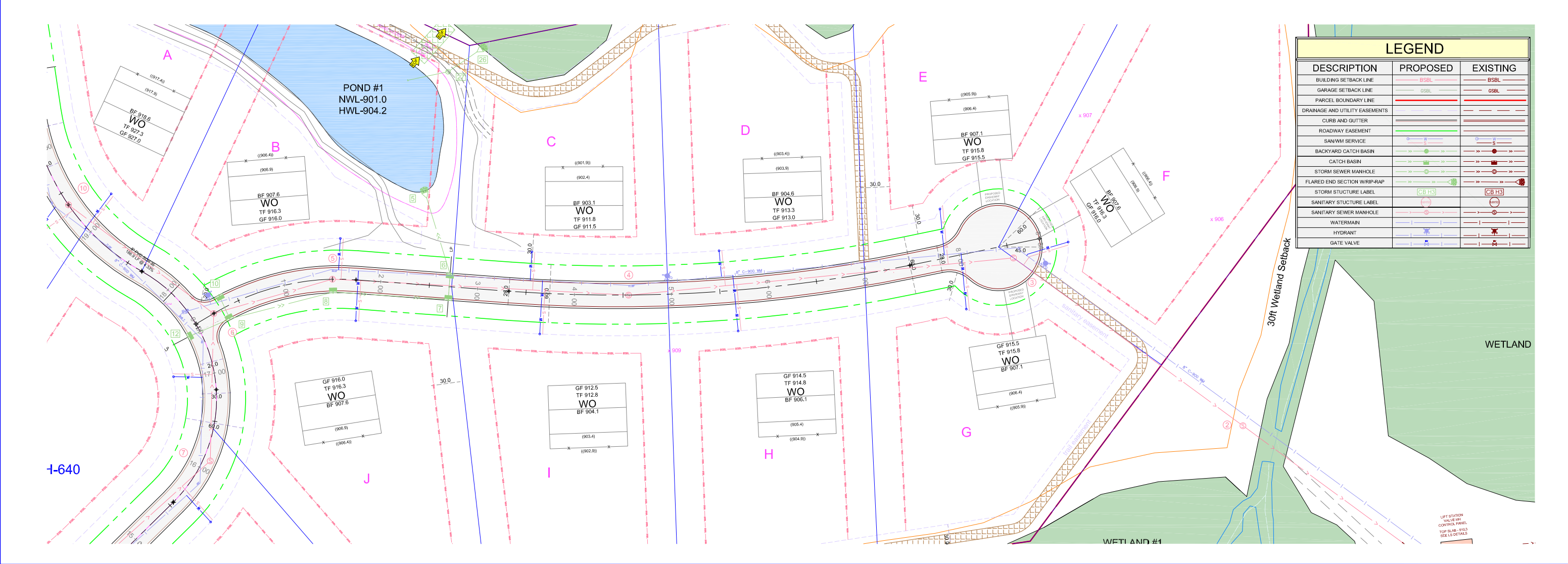
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ERIC R. JOHNSON, P.E.  
Date: 03/23/23 Lic. No. 56659

ENGINEERS  
SURVEYORS  
DESIGNERS  
PLANNERS  
**SATHRE-BERGQUIST, INC.**  
14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.  
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**NORTH OAKS,  
MINNESOTA**

**PRELIMINARY STREET PLAN**  
**RED FOREST WAY SOUTH**  
**NORTH OAKS**  
FILE NO.  
64500-024  
**7E**  
**7 56**





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NO.

BY

DATE

REVISIONS

FINAL SHEETS

DRAWN BY

CHECKED BY

ERJ

DATE

03/23/23

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ERIC R. JOHNSON, P.E.

Date: 03/23/23

Lic. No. 56659

ENGINEERS

SURVEYORS

DESIGNERS

PLANNERS

SATHRE-BERGQUIST, INC.

14000 25TH AVE N STE 120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.

NORTH OAKS, MINNESOTA

PRELIMINARY STREET PLAN

RED FOREST WAY SOUTH

NORTH OAKS

FILE NO.

64500-024

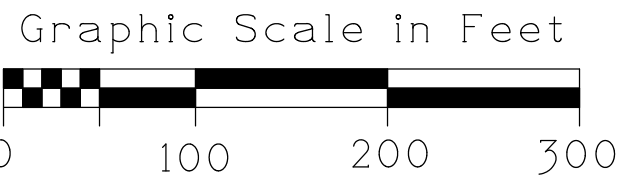
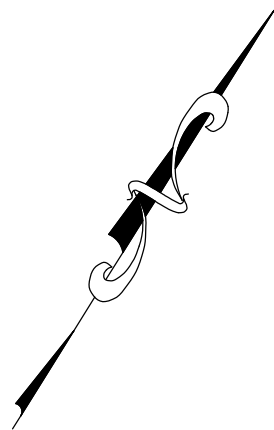
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DEVELOPMENT AREA "K3"

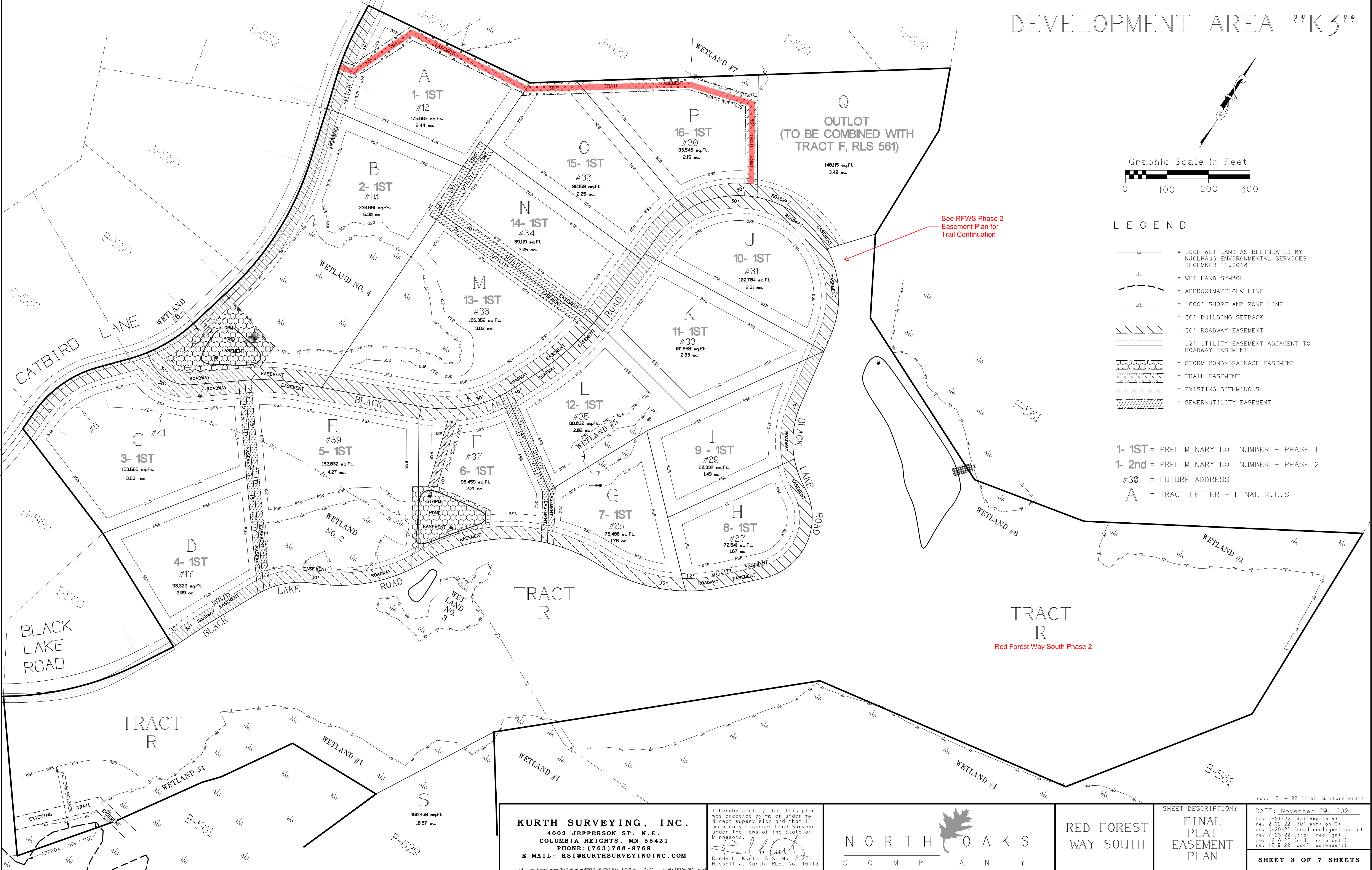


L E G E N D

- = EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES DECEMBER 11, 2018
- = WET LAND SYMBOL
- = APPROXIMATE OHW LINE
- = 1000' SHORELAND ZONE LINE
- = 30' BUILDING SETBACK
- = 30' ROADWAY EASEMENT
- = 12' UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT
- = STORM POND/DRAINAGE EASEMENT
- = TRAIL EASEMENT
- = EXISTING BITUMINOUS
- = SEWER/UTILITY EASEMENT

- 1- 1ST = PRELIMINARY LOT NUMBER - PHASE 1
- 1- 2nd = PRELIMINARY LOT NUMBER - PHASE 2
- #30 = FUTURE ADDRESS
- A = TRACT LETTER - FINAL R.L.S

See RFWS Phase 2 Easement Plan for Trail Continuation



**KURTH SURVEYING, INC.**  
4002 JEFFERSON ST. N.E.  
COLUMBIA HEIGHTS, MN 55421  
PHONE: (763) 788-9769  
E-MAIL: KSI@KURTHSURVEYINGINC.COM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
*Randy L. Kurth*  
Randy L. Kurth, RLS. No. 20270  
Russell J. Kurth, RLS. No. 16113

N O R T H O A K S  
C O M P A N Y

RED FOREST WAY SOUTH

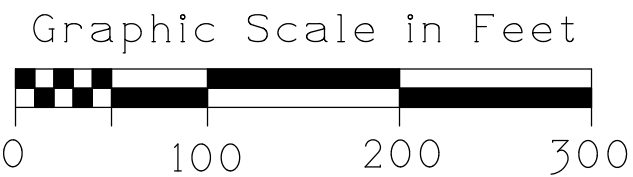
SHEET DESCRIPTION:  
**FINAL PLAT EASEMENT PLAN**

DATE: November 29, 2021  
rev 1-21-22 (wetland no's)  
rev 2-02-22 (30' esmt on Q)  
rev 6-20-22 (road realign-tract q)  
rev 7-25-22 (trail realign)  
rev 12-8-22 (add'l easements)  
rev 12-9-22 (add'l easements)

SHEET 3 OF 7 SHEETS



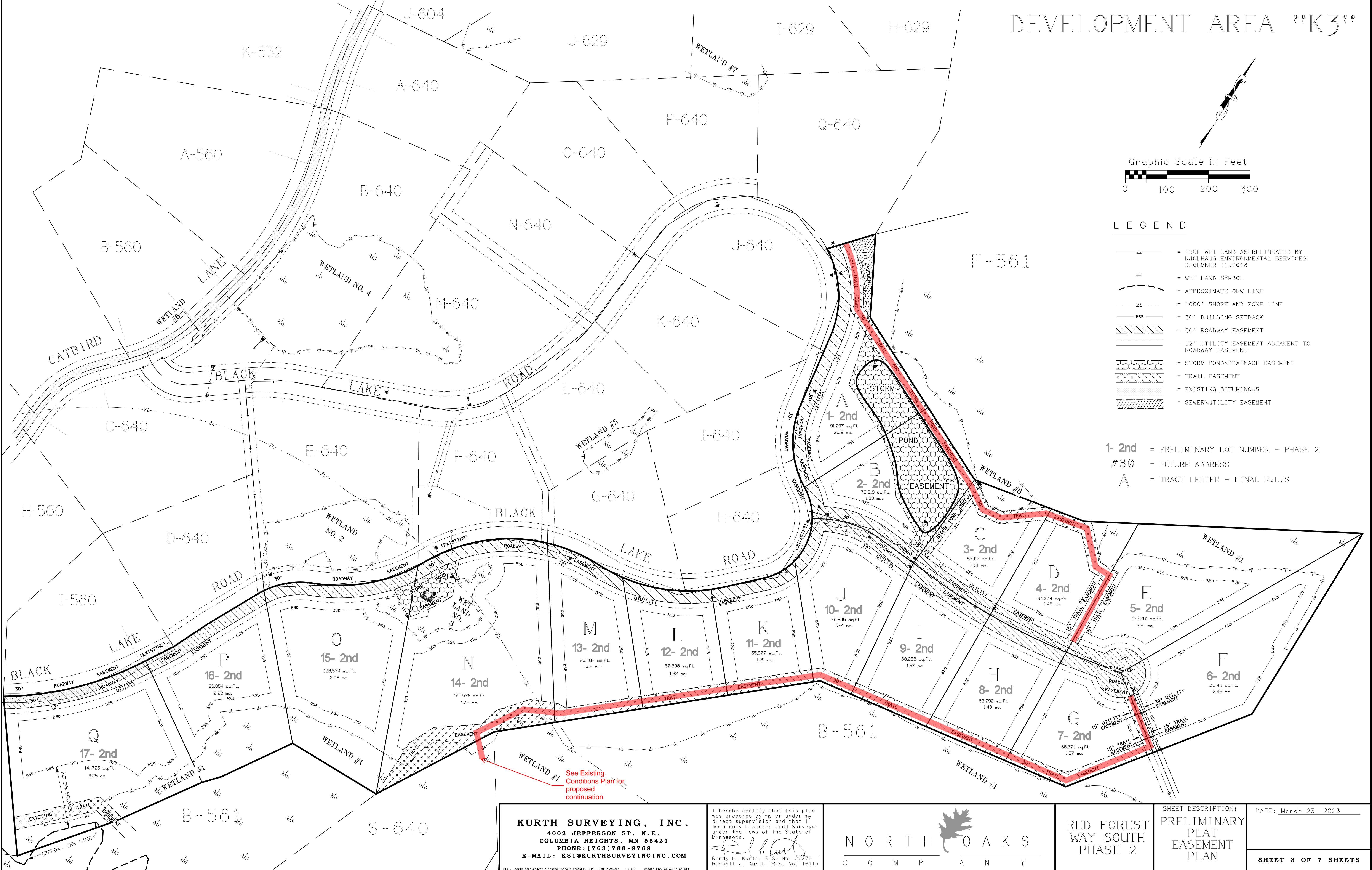
DEVELOPMENT AREA "K3"



LEGEND

- EDGE WET LAND AS DELINEATED BY KJOLHAUG ENVIRONMENTAL SERVICES DECEMBER 11, 2018
- WET LAND SYMBOL
- APPROXIMATE OHW LINE
- 1000' SHORELAND ZONE LINE
- 30' BUILDING SETBACK
- 30' ROADWAY EASEMENT
- 12' UTILITY EASEMENT ADJACENT TO ROADWAY EASEMENT
- STORM POND/DRAINAGE EASEMENT
- TRAIL EASEMENT
- EXISTING BITUMINOUS
- SEWER/UTILITY EASEMENT

- 1- 2nd = PRELIMINARY LOT NUMBER - PHASE 2  
#30 = FUTURE ADDRESS  
A = TRACT LETTER - FINAL R.L.S



**KURTH SURVEYING, INC.**  
4002 JEFFERSON ST. N.E.  
COLUMBIA HEIGHTS, MN 55421  
PHONE: (763) 788-9769  
E-MAIL: KS1@KURTHSURVEYINGINC.COM

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
*Randy L. Kurth*  
Randy L. Kurth, RLS. No. 20270  
Russell J. Kurth, RLS. No. 16113

**NORTH OAKS**  
C O M P A N Y

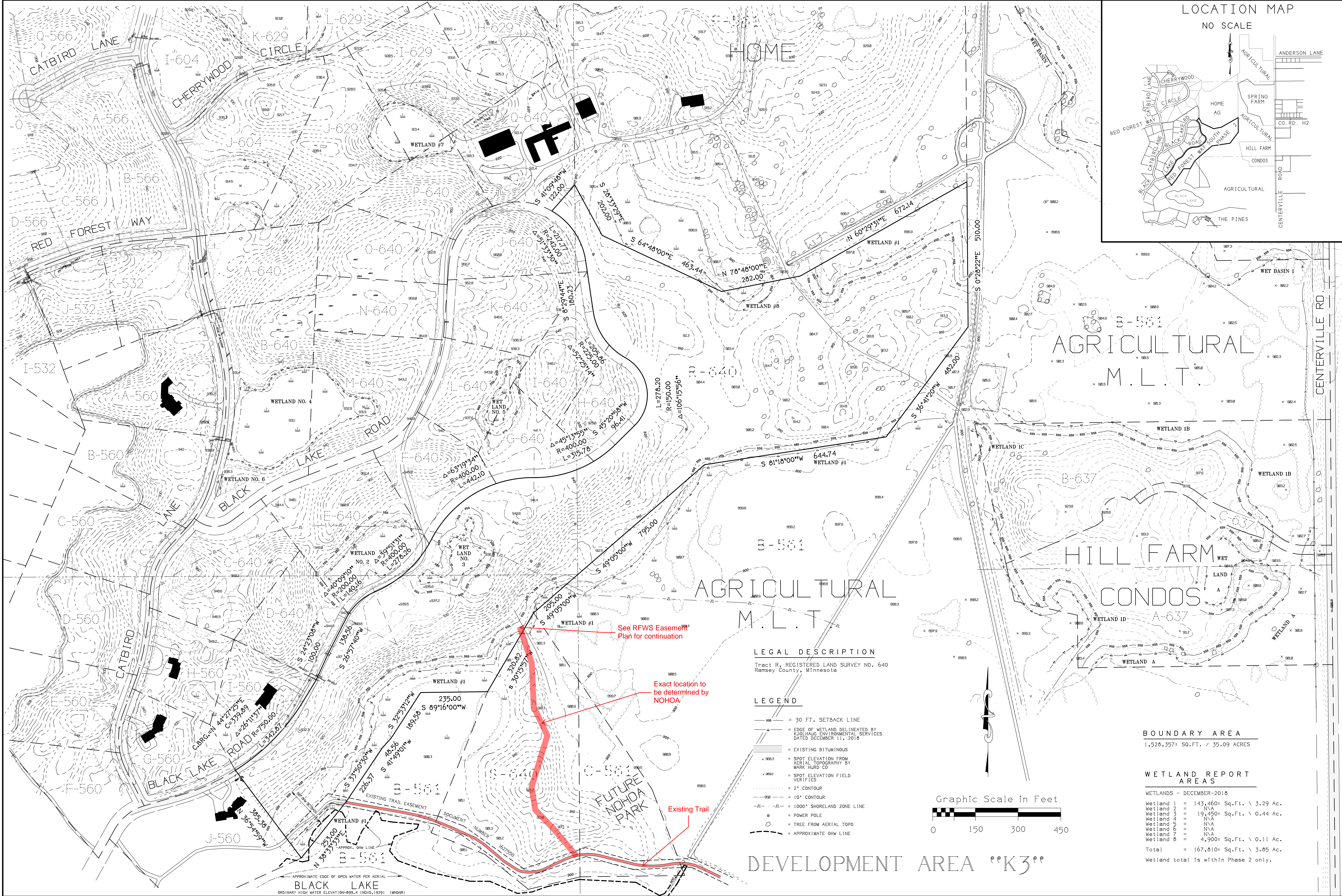
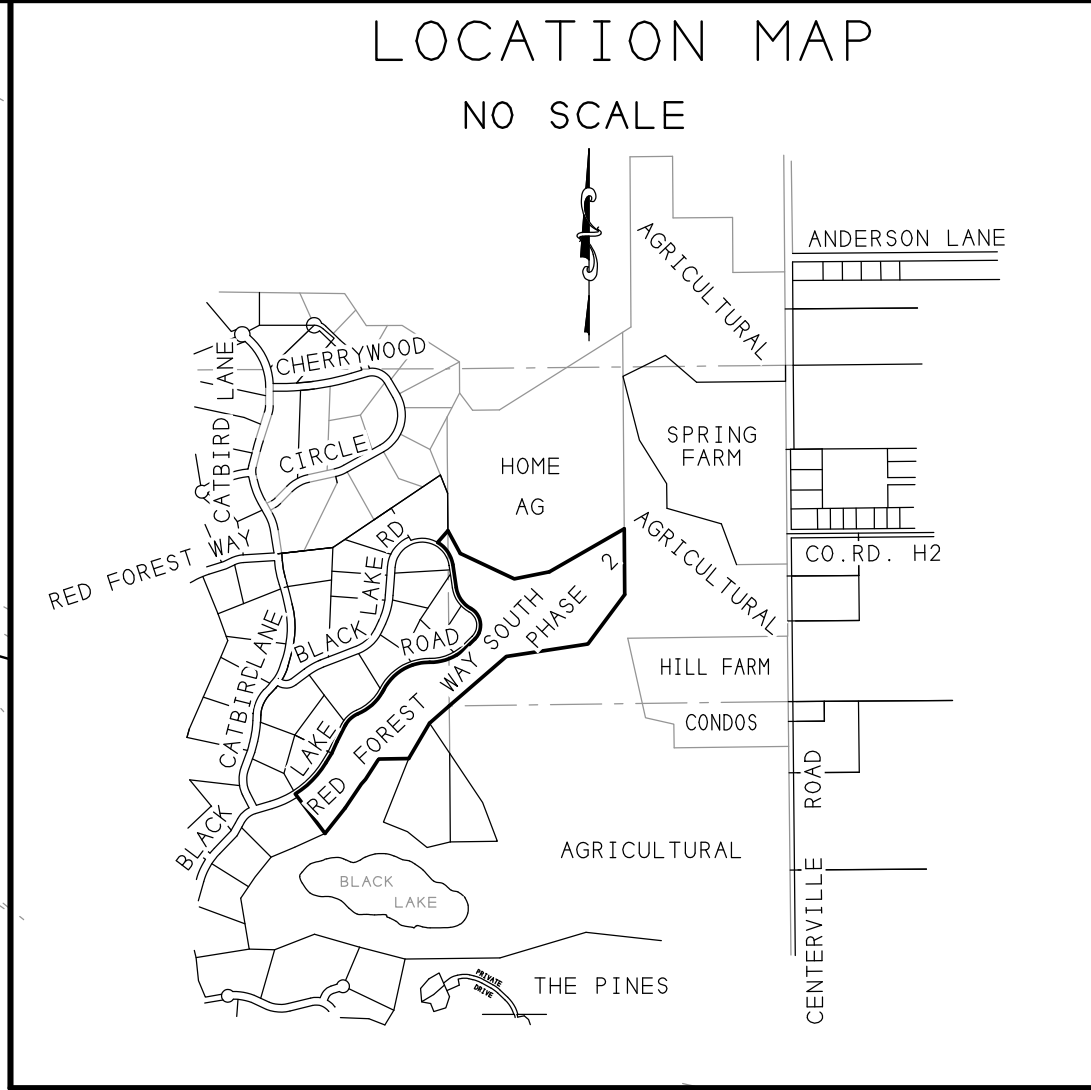
**RED FOREST WAY SOUTH**  
PHASE 2

SHEET DESCRIPTION:  
**PRELIMINARY PLAT EASEMENT PLAN**

DATE: March 23, 2023

SHEET 3 OF 7 SHEETS







## PROJECT RECAP

TOTAL NUMBER OF BUILDABLE LOTS	17
TOTAL PROJECT ACREAGE-PHASE 1&2	87.7 Acres
TOTAL AREA -ACREAGE IN BUILDABLE LOTS	35.1 Acres
AVERAGE TOTAL LOT SIZE	2.06 Acres

NOTES: TOTAL LOT AREA INCLUDES ROAD RIGHT OF WAY

GROSS LOT AREA EXCLUDES ROAD RIGHT OF WAY

NET LOT AREA IS TOTAL LOT, LESS ROAD RIGHT OF WAY, AND LESS 2/3 OF WETLANDS

MAXIMUM HOUSE SIZE (FAR) IS 12% OF GROSS LOT AREA

USEABLE AREA EXCLUDES ALL REQUIRED SETBACKS, EASEMENTS &amp; WETLANDS

TRACT LETTER	TOTAL LOT AREA		ROAD R/W	GROSS LOT AREA	WETLAND AREA	NET LOT AREA	F.A.R. LOT AREA	USEABLE AREA	LOT NO.
	SQ. FT.	ACRES							
A	91,097	2.09	17,990	73,107		73,107	8,773	17670	1-2nd
B	79,919	1.83	10,226	69,693		69,693	8,363	15140	2-2nd
C	57,112	1.31	6,648	50,464	4900	47,230	5,668	21610	3-2nd
D	64,304	1.48	6,117	58,187	6190	54,102	6,492	26990	4-2nd
E	122,261	2.81	6,501	115,760	45410	85,789	10,295	36400	5-2nd
F	108,411	2.49	3,070	105,341	9350	99,170	11,900	57950	6-2nd
G	68,361	1.57	6,731	61,630		61,630	7,396	35120	7-2nd
H	62,092	1.43	6,127	55,965		55,965	6,716	30770	8-2nd
I	68,258	1.57	6,661	61,597		61,597	7,392	34710	9-2nd
J	75,945	1.74	11,159	64,786		64,786	7,774	37250	10-2nd
K	55,977	1.29	6,463	49,514		49,514	5,942	26080	11-2nd
L	57,398	1.32	6,501	50,897		50,897	6,108	26810	12-2nd
M	73,487	1.69	6,063	67,424		67,424	8,091	38000	13-2nd
N	176,579	4.05	9,906	166,673	28910	147,592	17,711	78900	14-2nd
O	128,574	2.95	11,264	117,310	24870	100,896	12,107	56800	15-2nd
P	96,854	2.22	9,837	87,017	26000	69,857	8,383	31420	16-2nd
Q	141,705	3.25	10,844	130,861	21950	116,374	13,965	48920	17-2nd
<b>Total</b>	<b>1,528,334</b>	<b>35.09</b>	<b>142,108</b>	<b>1,386,226</b>	<b>167,580</b>	<b>1,275,623</b>	<b>N/A</b>	<b>N/A</b>	<b>Total</b>



# NORTH OAKS DEVELOPMENT - RARE PLANT SURVEY REPORT

**Prepared for:**  
**Mr. Gary M. Eagles**  
**Vice President, Development**  
**North Oaks Company LLC**  
**5959 Centerville Road, Suite 200**  
**North Oaks, MN 55127**



**JUNE 22, 2021**



**Prepared by:**  
**Midwest Natural Resources, Inc.**  
**1032 West 7th Street, Suite 150**  
**St. Paul, Minnesota 55102**  
**[www.mnrinc.us](http://www.mnrinc.us)**

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Mr. Gary M. Eagles  
 Vice President, Development  
 North Oaks Company LLC  
 5959 Centerville Road, Suite 200  
 North Oaks, MN 55127

June 22, 2021

Mr. Eagles,

Midwest Natural Resources, Inc. (MNR) is pleased to provide the following rare plant survey report for the proposed North Oaks development project located west of Centerville Road near County Road H2 East in North Oaks, Minnesota. The original project scope involved a rare plant habitat evaluation of three parcels, Red Forest Way, Gate Hill, and Island Field (**Figure 1**) last fall. Follow-up rare plant surveys were focused solely on the Red Forest Way parcel (**Figure 2**).

### Project Limits and Existing Background Data

All three parcels are located in Township 30 North, Range 22 West. The primary parcel of interest, Red Forest Way, is approximately 87.7 acres and is located in Sections 8 and 9 (**Figure 3**). The Gate Hill parcel is approximately 29.7 acres and is located in the SESE quarter-quarter section of Section 4 and the NENW and SENW quarter-quarter sections of Section 9. The last parcel, Island Field, is approximately 20.8 acres and is located in the SENW and NESW quarter-quarter sections of Section 9.

Two Minnesota Department of Natural Resources (DNR) datasets were examined to identify the presence of biologically significant natural communities within the project area. Neither the Native Plant Community (NPC) data layer nor the Sites of Biodiversity Significance (SOBS) data layer identify any NPCs or SOBS within the boundaries of the Gate Hill or Island Field parcels. However, four NPCs are mapped within the Red Forest Way parcel (**Figure 4**), and all of these are additionally classified as an Outstanding Site of Biodiversity Significance. The largest NPC mapped within the parcel is Southern Dry-Mesic Oak Forest, Red Oak – White Oak Forest type (**Table 1**). Of the communities identified, the MHn37a and MRn83 communities have a rare ranking of S3 or less. The latter community is mapped within the project extent, but the community does not actually appear to extend into the project area.

**Table 1. Native Plant Communities mapped within the project area (Red Forest Way)**

NPC Code	NPC Description	State Rank	Acres
MHs37a	Southern Dry-Mesic Oak Forest, Red Oak – White Oak Forest Type	S3 - Vulnerable to Extirpation	41.4
WMn82b	Northern Wet Meadow/Carr, Sedge Meadow Type	S4/S5 - Apparently Secure to Secure	1.8
OPn92a	Northern Rich Fen (Basin), Graminoid Rich Fen (Basin) Type	S4 - Apparently Secure	0.4
MRn83	Northern Mixed Cattail Marsh	S2 - Imperiled	0.2



## Methods

A preliminary habitat assessment was conducted on October 19, 2020 by the undersigned and MNR Botanist Jake Walden. At that time, it was determined that potential suitable habitat for state-listed vascular plant species was only present within the Red Forest Way parcel. Follow-up surveys during the 2021 growing season were recommended.

A survey protocol document was prepared and submitted to the DNR Endangered Species Coordinator regarding the 2021 survey efforts (**Appendix A**). Subsequent field efforts were conducted on June 18, 2021 by Otto Gockman and the undersigned and focused solely on the Red Forest Way parcel. The survey effort involved traversing the entire site on foot and collecting general notes, photos, and a plant species list.

## Results

The western portion of the Red Forest Way parcel is an oak forest, matching the classification assigned by the Minnesota Biological Survey (MBS). The canopy cover is continuous primarily with white oak (*Quercus alba*), but also includes red oak (*Q. rubra*), bur oak (*Q. macrocarpa*), northern pin oak (*Q. ellipsoidalis*), black cherry (*Prunus serotina*), and sugar maple (*Acer saccharum*). Common buckthorn (*Rhamnus cathartica*) is quite common and well established in the shrub layer, but the individuals are older and there is limited sapling/seedling establishment. The ground layer is generally depauperate in terms of species diversity, but prominent species include Pennsylvania sedge (*Carex pensylvanica*), wild geranium (*Geranium maculatum*), hog peanut (*Amphicarpaea bracteata*), pointed-leaved tick trefoil (*Desmodium glutinosum*), woodbine (*Parthenocissus vitacea*), and lady fern (*Athyrium filix-femina* var. *angustum*). One population of the Kinnickinnick dewberry (*Rubus multiflorus*) was observed in this community (**Figure 5**). The Kinnickinnick dewberry has a state status of Special Concern, which lacks any legal protection. This population included nine individual plants, and a voucher specimen was collected for verification purposes. The collected voucher specimen was presented to the DNR State Botanist, Welby Smith, and our identification of this species was verified. This collection will be submitted to the University of Minnesota Herbarium this fall. Additionally, we will prepare and submit our observation information to the DNR for inclusion in the Natural Heritage Information System (NHIS) database per our permit requirement.

The property includes several small, intact wet meadow basins. The best example is in the southern portion of the parcel, west of the trail. This area was not identified by MBS, however this would be classified as a Sedge Meadow (WMn82). This particular feature includes lake sedge (*Carex lacustris*), tussock sedge (*Carex stricta*), tall manna grass (*Glyceria grandis* var. *grandis*), northern manna grass (*Glyceria borealis*), river bulrush (*Bolboschoenus fluvialis*), and common bladderwort (*Utricularia vulgaris*). The area identified by MBS as a Northern Wet Meadow/Carr, Sedge Meadow Type (WMn82b) community is actually a small depressional peatland system, a graminoid rich fen (OPn92a). This area is dominated by beaked sedge (*Carex utriculata*), with bog birch (*Betula pumila*), speckled alder (*Alnus incana*), northern marsh fern (*Thelypteris palustris*), poison sumac (*Toxicodendron vernix*), steeplebush (*Spiraea tomentosa*), slender sedge (*Carex echinata*), and large cranberry (*Vaccinium macrocarpon*) with *Sphagnum* moss cover throughout the interior.

A list of species observed during surveys of the Red Forest Way parcel during the 2021 field survey is provided in **Appendix B**. Representative photos of all three parcels (including Gate Hill and Island Field) are provided in **Appendix C**, and photo locations are depicted in **Figure 6**. This includes a photo of an eagle nest which was observed near the boundary of the Gate Hill parcel during the 2020 field surveys. Images of the Kinnickinnick dewberry are provided in **Appendix D**.



## Conclusion

As noted, a significant portion of the Red Forest Way parcel is identified as an Outstanding Site of Biodiversity Significance. Included in this SOBS is the Southern Dry-Mesic Oak Forest, Red Oak – White Oak Forest Type, accounting for nearly half of the Red Forest Way property. Within this community is the Kinnickinnick dewberry, one of the rare Minnesota *Rubus* species. However, this species is only listed as Special Concern which is not protected under state law. The site also includes a small peatland community which is fairly intact and very unusual for Ramsey County as most of the county is well developed.

We appreciate the opportunity to serve you once again and please feel free to contact us with any questions.

Respectfully submitted,



Scott A. Milburn, M.S.  
Principal Botanist/President  
Midwest Natural Resources, Inc.



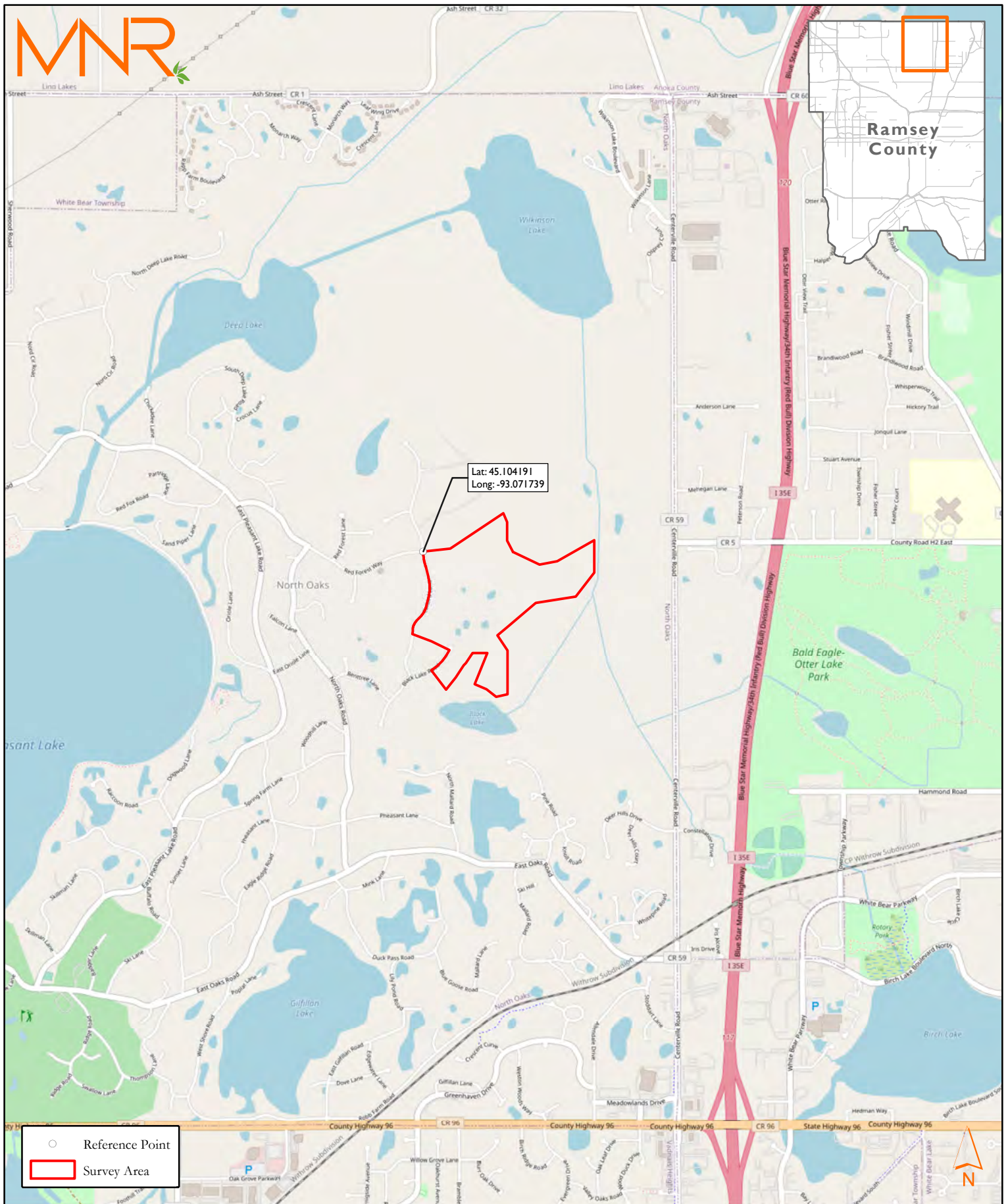


Source: MnGeo, MN Department of Natural Resources, US Census Bureau, Date: 10/9/2020

**Original Proposed Survey Area Overview**  
**North Oaks Development**  
**North Oaks, Ramsey County, Minnesota**

**Figure 1**

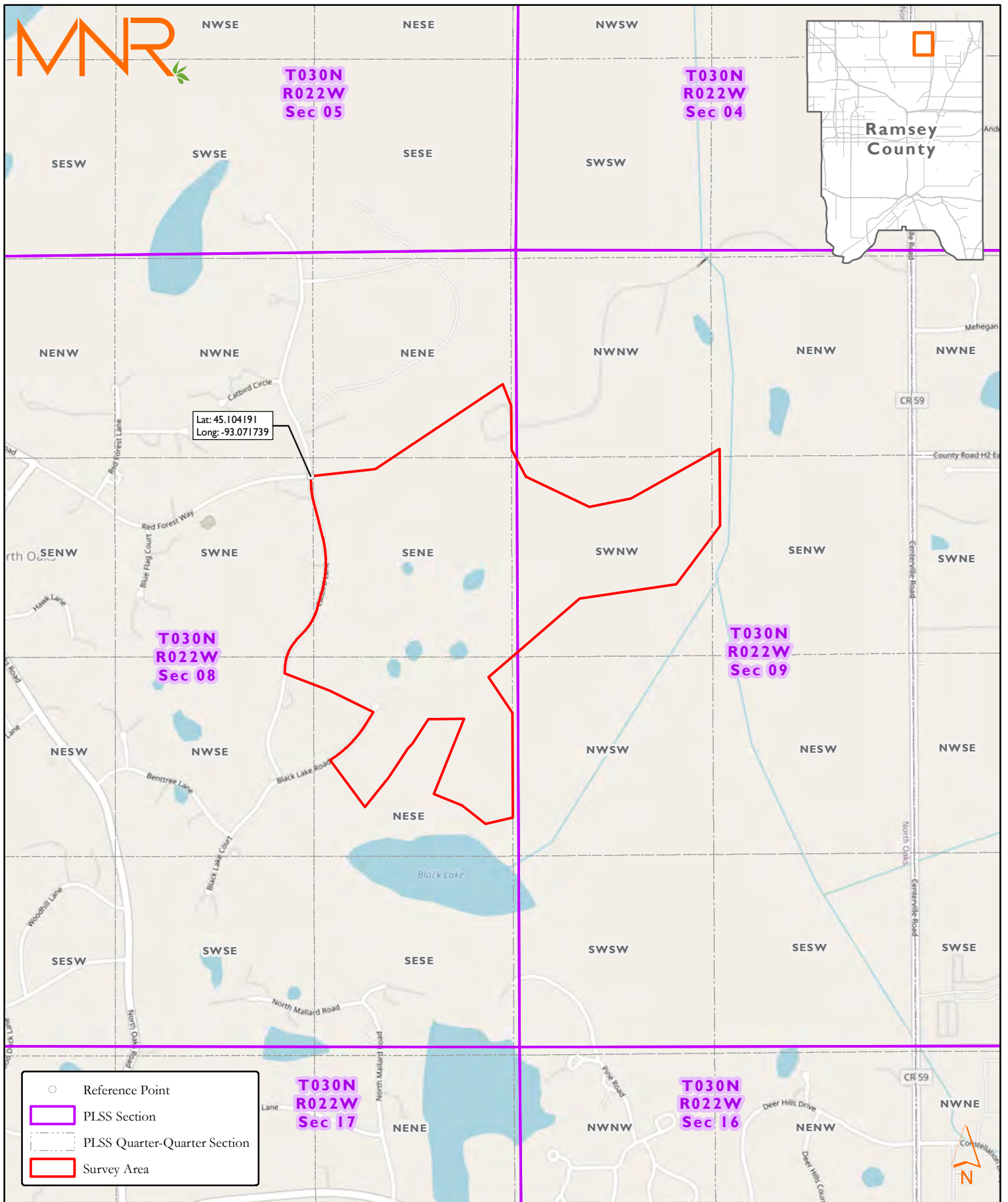




**Project Location**  
**Rare Plant Survey**  
**Red Forest Way Development Project**  
**North Oaks, Ramsey County, Minnesota**

**Figure 2**





Source: OpenStreetMap, US Bureau of Land Management, US Census Bureau, Date: 4/26/2021

**PLSS Survey Divisions**  
**Rare Plant Survey**  
**Red Forest Way Development Project**  
**North Oaks, Ramsey County, Minnesota**

**Figure 3**



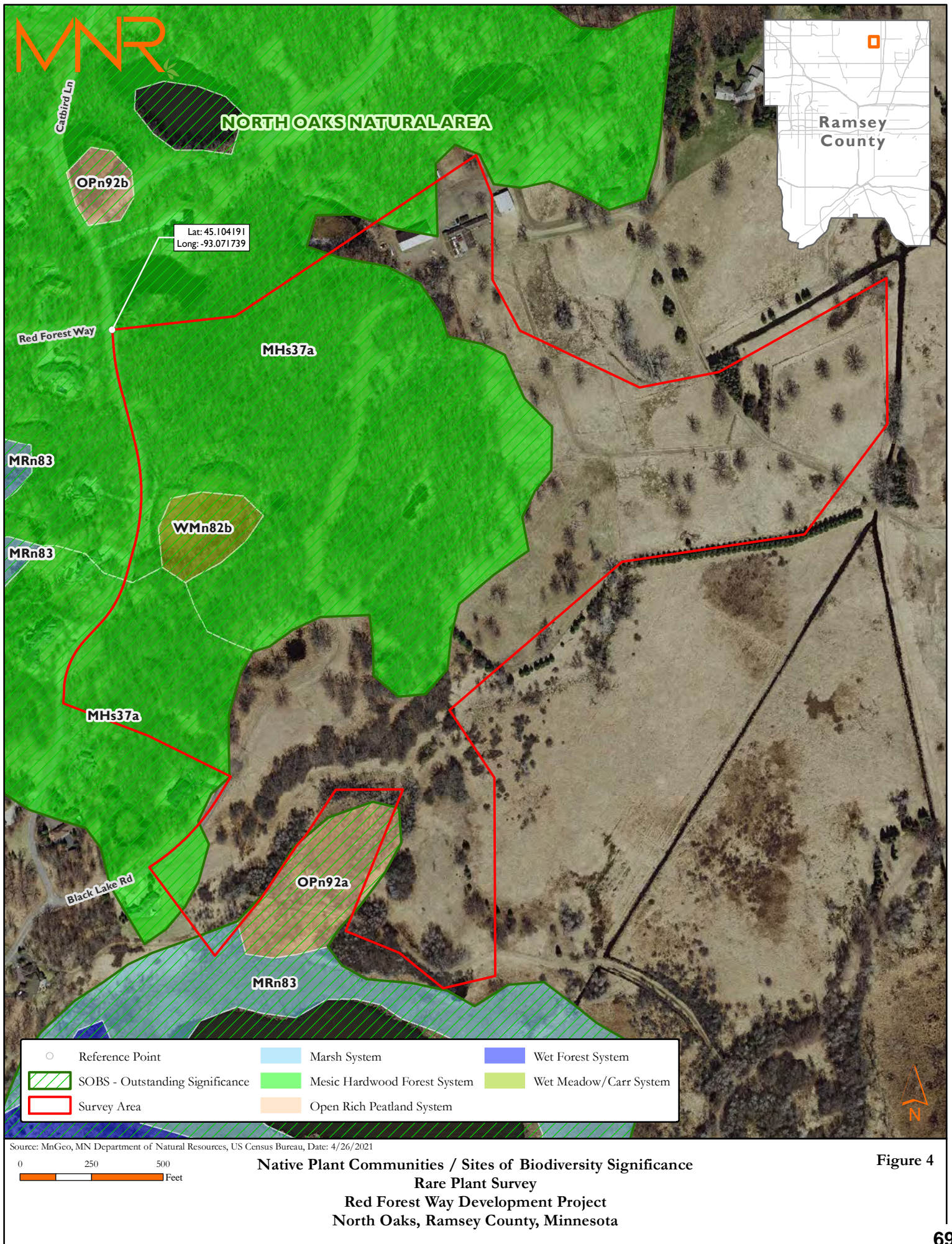
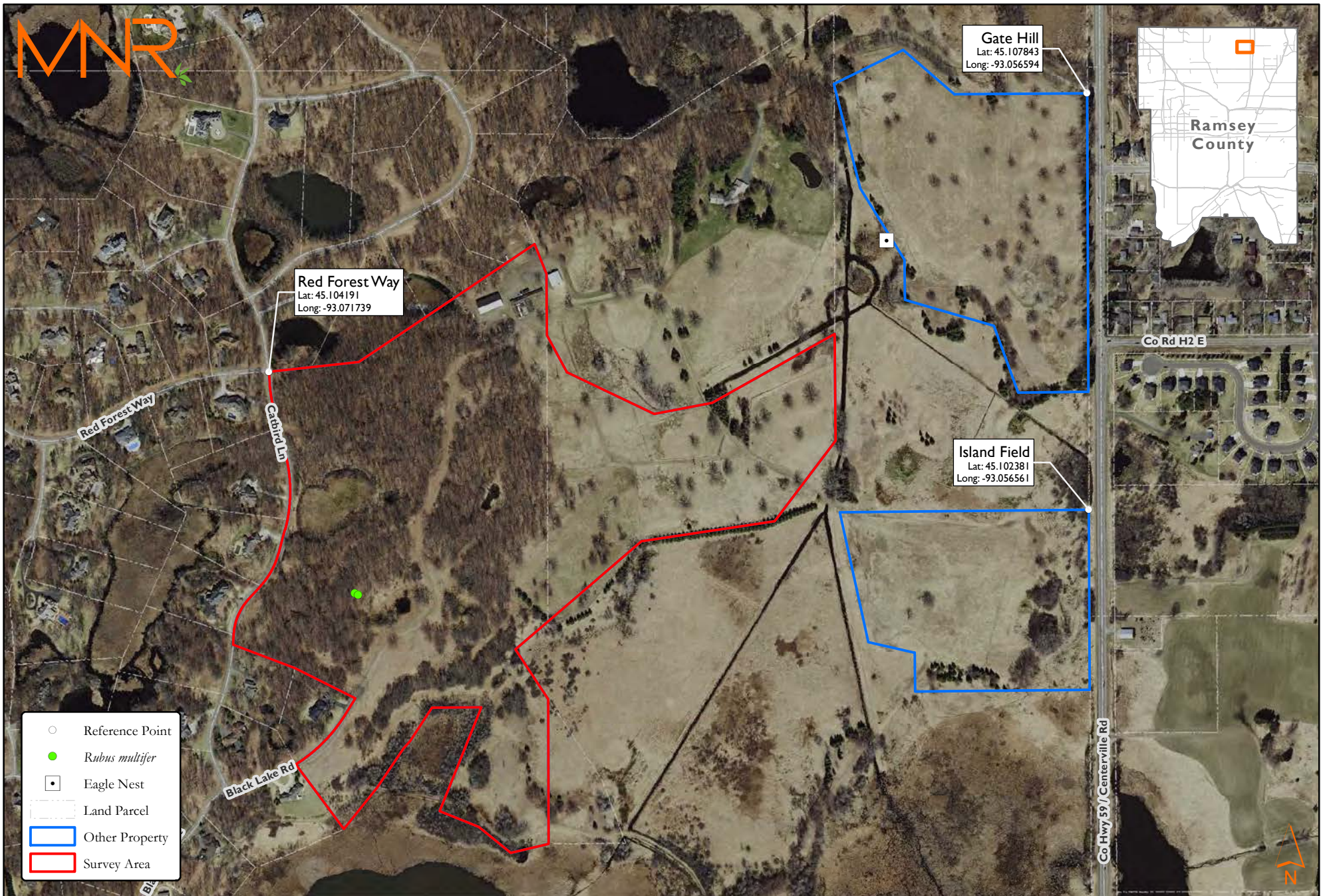


Figure 4

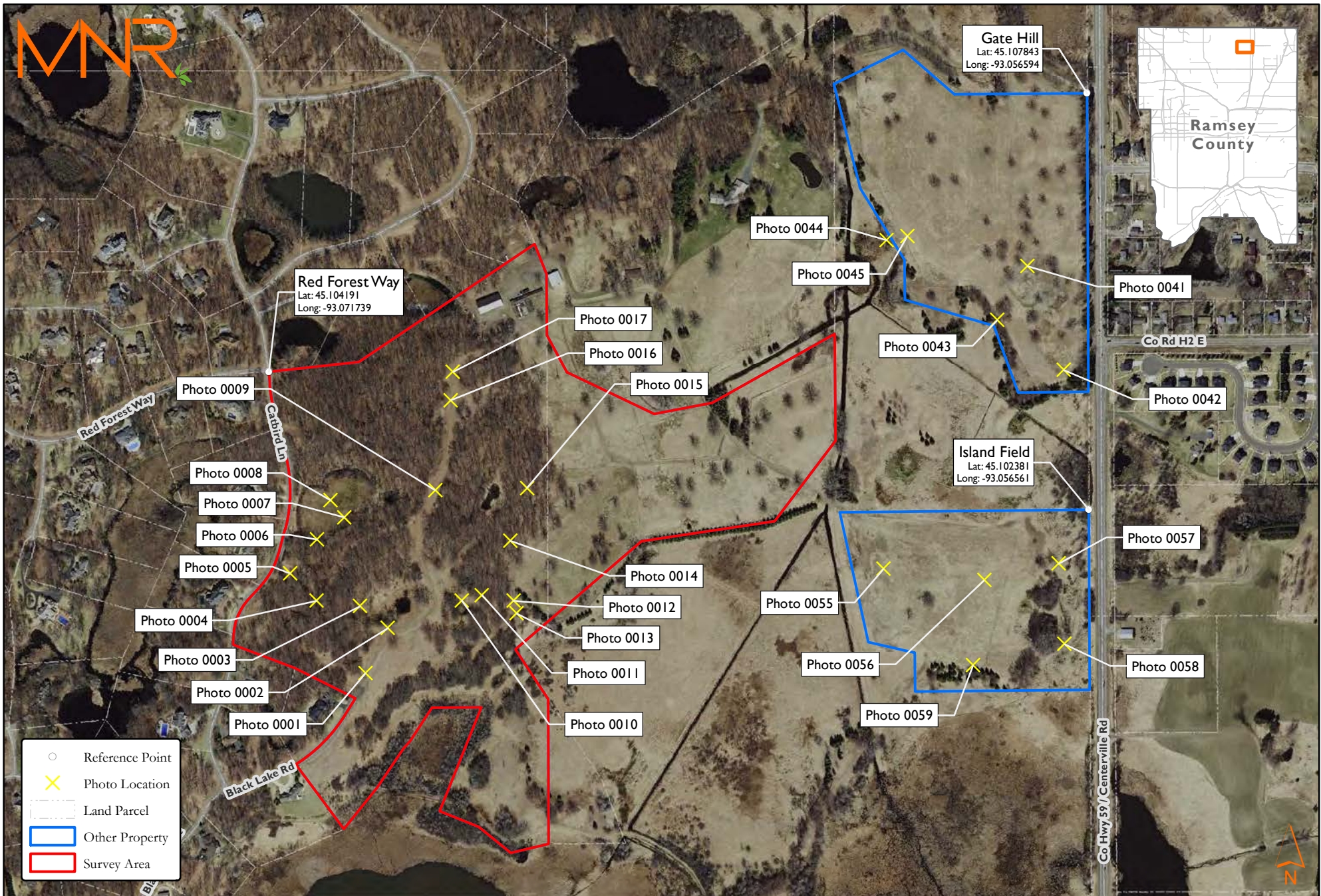




**Survey Results**  
**Rare Plant Survey**  
**Red Forest Way Development Project**  
**North Oaks, Ramsey County, Minnesota**

**Figure 5**





Source: MnGeo, MN Department of Natural Resources, US Census Bureau, Date: 6/21/2021

0 400 800  
Feet

**Photo Locations**  
**Rare Plant Survey**  
**Red Forest Way Development Project**  
**North Oaks, Ramsey County, Minnesota**

**Figure 6**



## Appendix A – Survey Protocol







Ms. Lisa Joyal  
Endangered Species Review Coordinator  
Minnesota Department of Natural Resources  
Ecological & Water Resources  
500 Lafayette Road  
St. Paul, MN 55155

April 21, 2021

Ms. Joyal,

Midwest Natural Resources, Inc. (MNR) is proposing to conduct a mid-season rare plant survey within the 87.7-acre Red Forest Way project site located west of Centerville Road near County Road H2 East, in North Oaks, Minnesota (**Figure 1**).

We previously conducted a habitat assessment last fall and concluded the need to conduct follow-up surveys during the 2021 growing season. A large portion of the site is forested, which is where we intend to focus our survey efforts. The forest system is intact and dominated by canopy of several oak species. This forested system additionally includes at least one species of *Rubus* that requires further evaluation during the growing season. Follow-up surveys are proposed for late June/early July and this effort will be completed either by Jake Walden or Otto Gockman.

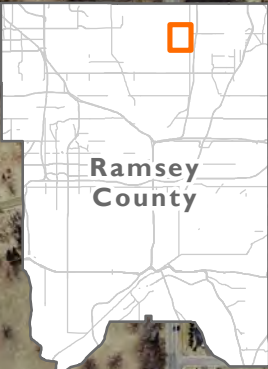
Survey efforts will involve documenting all vascular plant species observed during this visit. Rare plant species, if encountered, will be documented spatially using sub-meter GPS units (Trimble GeoXT 6000). Rare plant species documentation will include notes on habitat, associate species, number of individuals observed within each population documented, and representative photos. Voucher collections will be made following the DNR's collection guidance procedure should the population allow for collecting.

A summary report will be produced at the conclusion of field efforts. This document will include information pertaining to survey methods, survey results, report figures/graphics, and appendices (species lists and representative photos). The report along with the GIS shapefile, associated spreadsheet, and an email from Welby Smith verifying specimen identification will be submitted to the designated NHIS email address should we have positive results.

Please let us know if you have any questions.

Scott A. Milburn, MS  
Principal Botanist/President  
Midwest Natural Resources, Inc.





- Reference Point
- ▭ Survey Area

Source: MnGeo, MN Department of Natural Resources, US Census Bureau, Date: 4/21/2021



**Project Overview**  
**Rare Flora Survey**  
**Red Forest Way**  
**North Oaks, Ramsey County, Minnesota**

**Figure 1**



## Appendix B – Species Lists





Species List		
<i>Acer negundo</i>	<i>Elymus repens</i>	<i>Pinus sylvestris</i>
<i>Acer saccharum</i>	<i>Epilobium leptophyllum</i>	<i>Plantago major</i>
<i>Achillea millefolium</i>	<i>Equisetum arvense</i>	<i>Poa pratensis</i> subsp. <i>pratensis</i>
<i>Agrimonia pubescens</i>	<i>Erechtites hieraciifolius</i> var. <i>hieraciifolius</i>	<i>Potentilla argentea</i>
<i>Agrostis gigantea</i>	<i>Erigeron strigosus</i>	<i>Potentilla palustris</i>
<i>Alisma</i> sp.	<i>Eurybia macrophylla</i>	<i>Potentilla recta</i>
<i>Alliaria petiolata</i>	<i>Festuca subverticillata</i>	<i>Potentilla simplex</i>
<i>Alnus incana</i> subsp. <i>rugosa</i>	<i>Frangula alnus</i>	<i>Prunus serotina</i>
<i>Alopecurus aequalis</i> var. <i>aequalis</i>	<i>Galium boreale</i>	<i>Quercus alba</i>
<i>Ambrosia artemisiifolia</i>	<i>Galium tinctorium</i> var. <i>tinctorium</i>	<i>Quercus ellipsoidalis</i>
<i>Amphicarpaea bracteata</i>	<i>Galium triflorum</i> var. <i>triflorum</i>	<i>Quercus macrocarpa</i>
<i>Anemone canadensis</i>	<i>Geranium maculatum</i>	<i>Quercus rubra</i>
<i>Anemone virginiana</i>	<i>Geum canadense</i>	<i>Ranunculus abortivus</i>
<i>Apios americana</i>	<i>Glyceria grandis</i> var. <i>grandis</i>	<i>Rhamnus cathartica</i>
<i>Apocynum androsaemifolium</i>	<i>Glyceria striata</i>	<i>Ribes missouriense</i>
<i>Apocynum cannabinum</i>	<i>Hackelia virginiana</i>	<i>Rubus ferrofluvius</i>
<i>Arctium minus</i>	<i>Helianthus</i> sp.	<i>Rubus idaeus</i> var. <i>strigosus</i>
<i>Asclepias exaltata</i>	<i>Hesperis matronalis</i>	<i>Rubus multiflorus</i>
<i>Asclepias incarnata</i> var. <i>incarnata</i>	<i>Ilex verticillata</i> var. <i>verticillata</i>	<i>Rubus occidentalis</i>
<i>Asclepias syriaca</i>	<i>Impatiens capensis</i>	<i>Rubus sativus</i>
<i>Athyrium filix-femina</i> var. <i>angustum</i>	<i>Iris versicolor</i>	<i>Rudbeckia hirta</i> var. <i>pulcherrima</i>
<i>Betula papyrifera</i>	<i>Leersia</i> sp.	<i>Rumex britannica</i>
<i>Betula pumila</i>	<i>Lemna</i> sp.	<i>Sagittaria</i> sp.
<i>Bidens connata</i>	<i>Leonurus cardiaca</i>	<i>Salix lucida</i>
<i>Boehmeria cylindrica</i>	<i>Lonicera tatarica</i>	<i>Salix petiolaris</i>
<i>Bolboschoenus fluviatilis</i>	<i>Lotus corniculatus</i>	<i>Scutellaria galericulata</i>
<i>Bromus inermis</i>	<i>Lycopus americanus</i>	<i>Solanum dulcamara</i>
<i>Carex cristatella</i>	<i>Lycopus uniflorus</i>	<i>Solidago canadensis</i>
<i>Carex gracillima</i>	<i>Lysimachia thyrsiflora</i>	<i>Solidago gigantea</i>
<i>Carex lacustris</i>	<i>Maianthemum canadense</i>	<i>Solidago speciosa</i>
<i>Carex stipata</i> var. <i>stipata</i>	<i>Maianthemum racemosum</i> subsp. <i>racemosum</i>	<i>Sorghastrum nutans</i>
<i>Carex stricta</i>	<i>Medicago lupulina</i>	<i>Spiraea tomentosa</i> var. <i>rosea</i>
<i>Carex utriculata</i>	<i>Monarda fistulosa</i>	<i>Taraxacum officinale</i>
<i>Carex vesicaria</i>	<i>Myosoton aquaticum</i>	<i>Thalictrum</i> sp.
<i>Celastrus</i> sp.	<i>Onoclea sensibilis</i>	<i>Thalictrum thalictroides</i>
<i>Centaurea stoebe</i> subsp. <i>micranthos</i>	<i>Osmunda cinnamomea</i>	<i>Thelypteris palustris</i> var. <i>pubescens</i>
<i>Chenopodium album</i>	<i>Osmunda claytoniana</i>	<i>Toxicodendron rydbergii</i>
<i>Cicuta bulbifera</i>	<i>Osmunda regalis</i> var. <i>spectabilis</i>	<i>Toxicodendron vernix</i>
<i>Circaea lutetiana</i> var. <i>canadensis</i>	<i>Oxalis stricta</i>	<i>Triadenum fraseri</i>
<i>Cirsium arvense</i>	<i>Parthenocissus vitacea</i>	<i>Tridentalis borealis</i>
<i>Corylus americana</i>	<i>Persicaria amphibia</i>	<i>Trifolium pratense</i>
<i>Cuscuta</i> sp.	<i>Persicaria sagittata</i>	<i>Trifolium repens</i>
<i>Desmodium glutinosum</i>	<i>Phalaris arundinacea</i>	<i>Typha</i> sp.
<i>Dianthus armeria</i> subsp. <i>armeria</i>	<i>Phleum pratense</i> subsp. <i>pratense</i>	<i>Utricularia vulgaris</i>
<i>Dioscorea villosa</i>	<i>Pilea</i> sp.	<i>Uvularia sessilifolia</i>
<i>Doellingeria umbellata</i>	<i>Pinus strobus</i>	<i>Vaccinium angustifolium</i>



[illegible]



## Appendix C – Representative Photos







Photo 0001 (facing east)



Photo 0002 (facing northwest)





Photo 0003 (facing northwest)



Photo 0004 (facing east)





Photo 0005 (facing north)



Photo 0006: Peatland community with *Sphagnum* cover in the interior (facing northeast)





Photo 0007 (facing north)



Photo 0008 (facing southwest)





Photo 0009 (facing south)



Photo 0010: Wetland basin of lake sedge and reed canary grass (facing southeast)





Photo 0011 (facing east)



Photo 0012 (facing northeast)





Photo 0013 (facing south)



Photo 0014 (facing northwest)





Photo 0015 (facing north)



Photo 0016 (facing east)





Photo 0017



Photo 0041 (Gate Hill 2020) – facing south





Photo 0042 (Gate Hill 2020) – facing west



Photo 0043 (Gate Hill 2020) – facing southwest





Photo 0044 (Gate Hill 2020) – Eagle nest



Photo 0045 (Gate Hill 2020) – facing northeast





Photo 0055 (Island Field 2020) – facing east



Photo 0056 (Island Field 2020) – facing southeast





Photo 0057 (Island Field 2020) – facing north



Photo 0058 (Island Field 2020) – facing south





Photo 0059 (Island Field 2020) – facing west



## Appendix D –Photos of *Rubus multiflorus*







Photo of the Kinnickinnick dewberry leaf.



Photo of the Kinnickinnick dewberry leaf.





**Photo of the Kinnickinnick dewberry leaf.**



**Photo of the Kinnickinnick dewberry leaf underside.**





**Photo of the Kinnickinnick dewberry habitat.**



## Red Forest Way Tree Assessment

4/16/23

To whom it may concern;

Construction on the Red Forest Way Development is well underway. The old farm roads on site were mostly used for placement of the new roads and given the large acreage of this site, limited tree removal has occurred to date. Roads have been graded, ponds have been dug in, and silt fencing has been installed. The forest resource at Red Forest Way is a high-quality mature oak overstory and future steps will be important in preserving as much as possible during the continued development of the site. City personal, HR Green staff, and the City Forester reviewed the site and determined that many steps can be taken to limit impacts to save trees. Some of these are included below.

- While some silt fence has been installed along the road edges, it is lacking. Silt fence should be installed along all roadway edges. Silt fence helps reduce erosion and discourages equipment from going into tree preservation areas. Make sure the silt fence is respected by contractors on site and immediately raise any silt fence that is compromised. With continued construction not beginning until Spring, pre-construction meetings are an excellent time to advocate the seriousness of tree preservation efforts and penalties for violations.
- Some surface soil was removed/graded from beyond the construction limits to the possible detriment of save trees. An inventory of these trees was conducted so that we can monitor their health in the future.
- Do not place excessive fill around save trees. The less fill the better, and it should never be more than a few inches.
- Prune trees to a height of at least 15 feet above the proposed street edge. There are many cases of low hanging tree branches extending over the street edge. These trees, if not pruned, will most likely be damaged during the paving or post-paving process. Also, consider post-construction height of streets as current grading may not be indicative of final street height. It is better to properly prune these tree branches back to the best viable point further back on the branch or all the way to the trunk if necessary. Remember, March-June is the high-risk period for oak wilt. **Immediately** spray all wounds to oaks, including larger diameter roots (which should be cut clean first), with a latex-based paint.
- July-October is lower risk for oak wilt, but not no risk. Oak wilt can have significant consequences to an oak forest. Once it starts it is hard to control, but it is, for the most part, preventable. All precautions should be taken to limit the occurrence of oak wilt on site.



- Designate an area to stockpile construction equipment such as concrete pipes, etc. It should be a well-marked area and should not encroach onto the root system of trees.
- Designate a parking area/s for work and employee vehicles situated away from all trees. Perhaps down by the farmstead area.
- Indirect impacts from construction do more harm to trees in the long term than the direct impacts. Soil compaction is the silent killer of trees. All efforts should be made to keep materials and equipment of critical root zones.
- If save trees are going to be preserved within the construction limits armor trees with 2X4's to reduce the chance of mechanical injury to the trunk.
- After harvesting, blow chipped tops of trees along tree protection fencing to help reduce soil compaction from construction equipment and moderate soil temperatures and moisture levels.
- Before preserving save trees on edges make sure they are healthy (good structure, no decay, etc.) and will not become a hazard tree within a few years. An arborist or City Forester assessment may be justified for individual trees.
- Root cutting and growth hormone regulator treatments for high-value trees are also options that could be implemented.
- The City Forester is available for on-site assistance and to help with best management practices.

Mark Rehder  
Contracted City Forester





651.792.7765  
nohoa@nohoa.org  
100 Village Center Drive | Suite 240  
North Oaks, MN | 55327

May 4, 2023

City of North Oaks  
Attn: City Administrator Kevin Kress  
100 Village Center Drive, #230  
North Oaks, MN 55127

Dear Kevin,

Enclosed are the North Oaks Home Owners' Association, Board of Directors, comments related to the Red Forest Way South Phase II Development project that is scheduled for review by the North Oaks Planning Commission this month. We appreciate the opportunity for comment and look forward to seeing this project advance this construction season.

Sincerely,  
Roberta Colotti  
NOHOA Executive Director





**Date:** May 4, 2023

**RE:** Red Forest Way South, Phase II

## **NOHOA PRELIMINARY PLAN COMMENTS**

### *Final Plat & Easement Plans (Sheets 2 and 3 of 7)*

- Portions of the trail easements shown are within the 30-foot setback area for wetlands. We would like details on how the trail will be graded within this area and what the elevation of the trail will be relevant to the high water level of the wetlands.
- To ensure that adequate trail easements are being provided, we would request the Company provide a single document showing all trail, street, and storm sewer easements over the entire area of the Red Forest Way South development (Phase I and II).
- The storm pipe between CBMH 16 and FES 15 is in excess of 10 feet deep. The proposed 20-foot easement should be widened to 30 feet. We would also recommend that another structure be added, and the storm line be rerouted to run closer and parallel to the lot line as the current alignment will decrease the buildable area on the parcel by 4,300 sf.
- All the easements shown on various submittal sheets are not included in the Final Plat Easement Plan that was provided with this submittal. This sheet should be revised to include all easements within the entire Red Forest Way South Development. In general easements should be provided over all ponds, basins, wetlands and along the emergency overflow paths from Wetland #3, Wetland #4, and Wetland #5.
- The open space area required in the PDA should be dedicated to NOHOA at this time to allow connection to the Black Lake trail system.

### *Final Grading Plan (Sheets 4A-4D of Sheets 4A-4E)*

- Approximately 4/5ths of the roadway is proposed to be curbed. The transitions from rural section to curbed section occurs at two locations 7+10 and 40+45. These locations are at or close to low points, which will result in concentrated runoff flowing off the curb. Bituminous spillways and rip rap are proposed based on the detail on sheet 7A, but there is still the potential for future erosion issues. Given the amount of curb already being proposed we recommend the curb transitions be moved to the high point at 3+27 and the curb radii adjacent to Catbird Lane at approximately 43+50 to remove the potential for erosion issues from concentrated water running off the curb. The storm sewer will need to be reviewed and inlets added at the low points adjacent to the current transition areas.
- Provide the Emergency Overflow Elevation and flow path from Wetland #3, Wetland #4, Wetland #5, and all street low points.

*The mission of the North Oaks Home Owners' Association is to preserve and enhance North Oaks through outstanding leadership, services, and stewardship of our resources.*



- The trails up to the roadway on Phase II appear to be constructed lower than the adjacent properties, i.e. water is being directed onto and down the trail. The trails should be elevated with ditch sections on both sides so that water is not conveyed down the surface of the trail.
- The grading plan should account for the grading necessary for constructing the trails. The trails within the development and the trail connections to the larger NOHOA system should be constructed with the development even if they are outside this property to provide connection to the larger trail system.
  - The trails should be graded with a minimum 12-foot width at no more than a 2% cross slope. The final finished surface should be centered in the easement.
- Provide information on the section to be used and the final surface of the trails and emergency access points.
- There appears to be significant grade difference between the street grade and the proposed building pad location on some parcels with slopes of 3:1 for a considerable distance. It should be noted that NOHOA does not allow retaining walls within the street easement or setback and maximum driveway slope is 10 percent. Anticipated house pads and driveways should be added to the grading plan along with the anticipated grade on the driveway to verify the access grades are less than the maximum 10 percent allowed.
- A swale should be added along the shared lot line between Lots A and B.
- The grading plan indicates a paver emergency overflow route out of Pond #1 over the trail alignment. Please provide more detail on this overflow to ensure the grooming machine can navigate the crossing.

#### *Erosion Control Plan (Sheets 5A-5C)*

- The silt fence does not appear to enclose the trail alignments. Adjust the silt fence to ensure trail grading areas are within the protected site.

#### *Storm Sewer Plan (Sheets 6I-6L)*

- Exterior Chimney seals should be installed on all storm sewer structures.
- The existing Corrugated Metal Pipe (CMP) at station 5+60 connecting Wetland #2 to Wetland #3 should be replaced with new RCP or HDPE.
- Inlets appear to be concentrated around the storm ponds. In general, it appears that greater spacing of inlets should be used. Spread calculations should be provided to document proper inlet spacing.
- There are sumps provided at the pond and basin outlet control structures. Sumps in the outlet control structures, which are after the pond system, provide little to no benefit and should be removed.
- Sumps (5-6 feet in depth) and SAFL baffles or similar devices should be added at the last manhole in a storm run close to the street for sediment removal prior to each stormwater pond or basin for sediment removal.
- The proposed curb inlet casting is wider than the curb based on the details provided. The inlets should be set back so that the front of the casting matches the toe of the curb and the back of curb pushed back to match the back of casting.

#### *Final Street Plans (Sheets 7A-7F)*

- Street Note 3 indicates ditches to be sloped 3:1, but the detail indicated 4:1 slopes for the road side of the ditch. Modify note 3 accordingly.
- A note should be added under the Street Notes to indicate the design load capacity provided by the typical section proposed.



### *General Comments*

- As the watermain and sanitary sewer does not fall under NOHOA purview we have not provided comments on its design.
- A NPDES, MnDOH, and an MPCA sanitary extension permit must be obtained before any construction occurs.
- Three sheets were included that outlined all the trails that are proposed through and around the Red Forest Way development. Comments on that information is as follows:
  1. Based on the mapping there is no trail connection across lot Q. The previous plans for the first phase of Red Forest Way South included a trail easement and trail across lot Q. That portion of trail should be added to the map and be constructed with the improvements. There should also be a trail easement for a connection to Red Forest Way 2B in accordance with the executed trail agreement between the North Oaks Company and NOHOA.
  2. All of the proposed trails shown should be constructed with the development prior to any house construction.
  3. The executed trail agreement outlined that any trail crossings that crossed a street would have the connecting trail as close to a perpendicular location across the street as possible to minimize on-street trails. As such, we would request that the trail connection between Lots G and F in Red Forest Way South Phase 2 be moved to a trail connection between Lots H and G.
  4. It is requested to provide a trail easement for an off-street trail on Lot A in Red Forest Way South Phase 1 that is directly across from the existing trail on the west side of Catbird Lane.



**From:** [Scollan, Daniel \(DNR\)](#)  
**To:** [Kendra Lindahl, AICP](#); ["Kristie Elfering"](#); [mark@rehderforestryconsulting.com](mailto:mark@rehderforestryconsulting.com); [tboehlke@ljfd.org](mailto:tboehlke@ljfd.org); [Phil Belfiori](#)  
**Cc:** [Bridget McCauley Nason](#); [Kevin Kress \(kkress@northoaksmn.gov\)](mailto:kkress@northoaksmn.gov); [Gleason, John \(DNR\)](#)  
**Subject:** RE: Red Forest Way South - Phase 2  
**Date:** Friday, April 28, 2023 8:51:30 AM  
**Attachments:** [image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)  
[image019.png](#)  
[image001.png](#)

---

Good Morning,

DNR provides the following comment:

We have reviewed the submitted plans and find that the delineation of the ordinary high water level (OHWL) of Black Lake (62-19P) within these plans is correct.

Best Regards,

**Dan Scollan**

East Metro Area Hydrologist – Ramsey and Washington Counties  
Division of Ecological and Water Resources

**Minnesota Department of Natural Resources**

1200 Warner Road

St. Paul, MN 55106

Phone: 651-259-5732

Fax: 651-772-7977

Email: [daniel.scollan@state.mn.us](mailto:daniel.scollan@state.mn.us)

[mndnr.gov](http://mndnr.gov)



---

**From:** Kendra Lindahl, AICP <[KLindahl@landform.net](mailto:KLindahl@landform.net)>

**Sent:** Friday, April 14, 2023 3:55 PM

**To:** 'Kristie Elfering' <[kelfering@elferingeng.com](mailto:kelfering@elferingeng.com)>; [mark@rehderforestryconsulting.com](mailto:mark@rehderforestryconsulting.com);  
[tboehlke@ljfd.org](mailto:tboehlke@ljfd.org); [Phil Belfiori \(phil.belfiori@vlawmo.org\)](mailto:phil.belfiori@vlawmo.org); [Scollan, Daniel \(DNR\)](#)  
<[daniel.scollan@state.mn.us](mailto:daniel.scollan@state.mn.us)>

**Cc:** [Bridget McCauley Nason \(bnason@levander.com\)](mailto:bnason@levander.com); [Kevin Kress \(kkress@northoaksmn.gov\)](mailto:kkress@northoaksmn.gov)  
<[kkress@northoaksmn.gov](mailto:kkress@northoaksmn.gov)>



**Subject:** Red Forest Way South - Phase 2

**This message may be from an external email source.**

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

All,

I am the North Oaks Consulting City Planner. The City has received an application for preliminary plat/plan for Red Forest Way South. The application is tentatively scheduled for Planning Commission review on May 10<sup>th</sup>.

Here is a link to the files: <https://we.tl/t-PECi1bPgvz>

Please provide any comments to me by April 28<sup>th</sup> to be included in the packet. Thank you.

**Kendra Lindahl, AICP**

LANDFORM, Principal Planner

Direct: 612-638-0225



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TO: Kendra Lindahl

FROM: Brian Corcoran Vadnais Lake Area WMO (VLAWMO)

DATE: April 18, 2023

SUBJECT: Comments – Red Forest Way South Phase 2 – SWMP dated 10.6.2021

Please find below, per your request, the VLAWMO “advisory” comments for the Red Forest Way Phase 2 – SWMP Review received 4.14.2023. These comments are advisory only given that VLAWMO does not operate a regulatory program for development review with exception of the Wetland Conservation Act (WCA). Our Water Management policy and standards have been adopted and are enforced by our respective City’s and Township. As part of providing these advisory comments VLAWMO staff only does a high level cursory review of the developer engineering’s summary information provided in table 5.3, 5.4 & 5.5 (rate control), table 5.6 & 5.7 (stormwater runoff volume) and table 5.8 (water quality) as represented by the developer engineer. This review does not include any review of any of the modeling data provided in the Red Forest Way South Phase 2 SWMP or any of the other analysis or data contained in the report.

- The Development’s proposed conditions for rate control should not exceed existing conditions. Per below tables from 10.6.2021 SWMP report rate control does meet requirements.

**Table 5.3 Total Discharge**

Condition	2-Year	10-Year	100-Year
Existing <sup>1</sup>	30.8	73.6	205.6
Proposed <sup>1</sup>	27.9	60.9	157.7
<b>Difference</b>	<b>-2.9</b>	<b>-12.7</b>	<b>-47.9</b>

<sup>1</sup> Total site discharge was calculated as the sum of the peak discharge to each of the three discharge points

**Table 5.4 Discharge to North Oaks Road Culvert**

Condition	2-Year	10-Year	100-Year
Existing	1.4	4.2	15.9
Proposed	0.2	0.6	2.6
<b>Difference</b>	<b>-1.2</b>	<b>-3.6</b>	<b>-13.3</b>

**Table 5.5 Discharge to South Wetland**

Condition	2-Year	10-Year	100-Year
Existing	29.4	69.4	189.7
Proposed	27.7	60.3	155.1
<b>Difference</b>	<b>-1.7</b>	<b>-9.1</b>	<b>-34.6</b>



- The Development's proposed conditions for stormwater runoff volume should not exceed existing conditions. Per below tables from 10.6.2021 SWMP report runoff volume meets requirements.

**Table 5.6 Abstraction Requirement**

New Impervious Area (ac)	Required Abstraction Volume (ac-ft)	Required Abstraction Volume (cf)
7.2	0.660	28,750

**Table 5.7 Project Abstraction Summary**

BMP	Provided Abstraction Volume (cf)	Abstraction Zone	Design Filtration Rate (in/hr)	Drawdown Time (hrs)
Basin 1	19,046	936.0 – 938.2	1.2	23
Basin 2	1,119	937.0 - 937.5	1.2	8
Basin 3	16,092	934.0 - 936.5	1.2	30
<b>Total</b>	<b>36,257</b>			

- The Development's proposed conditions for water quality should not exceed existing conditions. Per below table from 10.6.2021 SWMP report water quality meets requirements.

**Table 5.8 BMP Performance Summary**

Variable	Existing Loading (lbs/yr)	Proposed Loading (lbs/yr)	Total Removed (lbs/yr)	Proposed Discharge (lbs/yr)	Pollutant Reduction (from Existing Conditions)
TSS	4357	6876	4440	2436	-1921
TP	14.0	22.2	9.8	12.4	-1.6

- A MNRAM report was received 1.27.2022 identifying management classes of the wetlands on site
- A Disturbed Buffer Plan was received 1.26.2022
- A Rare Plant Survey Report dated 6.22.2021 was received 1.27.2022. Report notes that a significant portion of the Red Forest Way parcel is identified as an Outstanding Site of Biodiversity Significance.
- Comments have not changed from the Red Forest Way South Phase 1 comments as the same SWMP has been provided for Phase 2. MNRAM and Buffer Plan is the same as well.
- No wetland impacts have been identified, delineation for site approved 12/28/2018.

Thank you,



Brian Corcoran





▷ 2550 University Avenue West | Suite 400N | St. Paul, MN 55114  
Main 651.644.4389 + Fax 651.644.9446

▷ [HRGREEN.COM](http://HRGREEN.COM)

May 3, 2023

Mr. Kevin Kress  
City Administrator  
City of North Oaks

**Re: Red Forest Way South – Phase 2 – Preliminary Engineering Plan Review Comments**

Dear Kevin:

The Red Forest Way South, Phase 2 preliminary development plans have been submitted for review. All plan sheets are preliminary and stamped by the design engineer on March 23, 2023. The engineering documents have been received and reviewed. Red Forest Way South, Phase 1 review comments and project meetings discussed tree preservations versus curb and gutter sections. The drainage and roadway review comments rely on previous tree preservation discussions and decisions to continue to the footprint of clearing for the road section. However, if these City priorities change, additional review will be conditioned on any City changes in priorities.

Preliminary engineering plan reviews were performed on the following plan sheets, all sheets signed on March 23, 2023:

**TITLE SHEET – Sheet 1/7**

**PRELIMINARY PLAT/GRADING PLAN - Sheet 4A – 4D/7**

**PRELIMINARY EROSION CONTROL PLAN – Sheets 5A – 5C/7**

**PRELIMINARY SANITARY SEWER & WATERMAIN PLAN – Sheets 6A – 6E/7**

**PRELIMINARY WATERMAIN PLAN – Sheets 6F – 6H/7**

**PRELIMINARY STORM SEWER PLAN – Sheets 6I – 6L/7**

**PRELIMINARY STREET PLAN – Sheets 7A – 7F/7**

**TITLE SHEET**

**Sheet 1**

1. Only three driveways are shown on cul-de-sac lots
2. Notes section – 30-ft roadway easement – add on each lot adjacent to roadway.'

**PRELIMINARY PLAT/GRADING PLAN**

**SHEET 4A**

3. Show trail and utility easements outside of development boundaries



4. Holddown detail – is this more appropriate for building permit phase, or provide additional elevation detail on showing WO along cul-de-sac roadway
5. Need additional geotechnical report for ground water elevations for walkouts
6. Add curb flumes to on-site BMP note 1
7. Add wood fiber blanket requirement on typical street section details where slope is 3:1 or greater, per on-site BMP note 3
8. Provide detail for flume section flowing off curb section
9. Define line in left side 3:1 slope in No Ditch typical section
10. Street Note 2. – Change 9" of class 5 recycled to 12.5" to match the typical section

#### **SHEET 4B**

11. Show easements for trails and utilities outside of roadway areas
12. Show grading and more details for trail locations
13. Clearly identify and show pond access locations providing access to entire pond area
14. Show grading for pond access
15. Clearly identify curb and gutter section areas
16. Extend silt fence on lot J to include 912 elevation contour grading
17. Show scour protection areas at curb transition flume locations – typical for all locations
18. Scour protection should extend into ditch to prevent ditch erosion
19. Extend silt fence limits in F-640
20. EOF and Basin HWL elevation differences are inconsistent. Confirm all elevations
21. Add biologs around new roadway connection ditches
22. Add grading notes to ensure positive drainage at 42+00 culvert inlet
23. Show EOF location for wetland #3

#### **SHEET 4C**

24. Provide and clearly show pond access around pond 1 to access entire pond
25. Clearly identify drainage easement to basin 1
26. Show trail grading
27. Extend silt fence to cover trail grading areas
28. Pond #1 EOF water elevations is approximately 25-ft from WO pad shown on lot B, needs to be addressed

#### **SHEET 4D**

29. Driveway locations shown. Shown on only three lots. Show driveway locations on additional lots
30. Show driveway (and potential driveway) locations and slopes for all lots to roadway connections
31. Driveway slopes should be less than 10%
32. Trail is within wetland setback on lot D



- 33. Show trail grading activities on lot G to confirm no activities in wetlands
- 34. Adjust silt fence on lot D for trail grading area
- 35. Show pond #1 access location and grading
- 36. Show trail easement west of pond #1
- 37. Confirm elevations and drainage around J-640. Roadway plans show around 5-ft of fill
- 38. Show utility easement for water and sewer beyond development boundaries (towards wetland #1)
- 39. For lot grading areas along cul-de-sac, drainage swales should be provided along side lot lines to ensure no cross lot drainage occurs

## **PRELIMINARY EROSION CONTROL PLAN**

### **SHEET 5A**

- 40. Confirm if erosion control blanket is wood fiber blanket
- 41. Decrease perforated riser hole sizes or increase rock size to be larger than hole size
- 42. Show driveway (or potential) locations and slopes on all lots
- 43. Slopes should be less than 10%

### **SHEET 5B**

- 44. Note EOF elevations. They are not legible (typical)
- 45. Confirm consistency of HWL and EOF elevations
- 46. Clearly identify curb section locations
- 47. Tie silt fence into a contour at Black Lake Road connection
- 48. Show grading for trail and silt fencing
- 49. Connect silt fencing along lot K to better protect wetland

### **SHEET 5C**

- 50. Note EOF elevations. They are not legible (typical)
- 51. Note how water line will be installed to the west for potential additional silt fencing
- 52. Connect silt fencing between lot E and F
- 53. Trail outside silt fencing along north edge of development
- 54. Extend silt fencing near deer barn construction entrance
- 55. Show trail grading and details

## **PRELIMINARY SANITARY SEWER AND WATERMAIN PLAN**

### **SHEET 6A**

- 56. Show/provide water easement for watermain connection to the north
- 57. Show/provide water/sewer easement for watermain connection to the east
- 58. Show/provide trail easement for trail connection to the passive open space



- 59. Note 9 shows down to 4" watermain. Only 6" and 8" watermain shown on plans
- 60. Septic and well location note on sheet. Are wells and septic systems planned for?

#### **SHEET 6B**

- 61. Provide/show trail and utility easement along lots G & F
- 62. Sanitary sewer depth along lots G & F approach 20-ft deep. Increase easement width to accommodate depths for maintenance and construction
- 63. Provide valves at all hydrant locations
- 64. Provide hydrant assembly and connection details
- 65. Provide water and sewer stationing to the east outside development boundary
- 66. Provide sanitary sewer connection notes and details
- 67. Provide water connection notes and details
- 68. Watermain is shown connection to sanitary sewer
- 69. Provide correct watermain connection information and location
- 70. Show valve locations in profile
- 71. Show service line connections in profiles
- 72. Provide connection notes in profile
- 73. Provide correct watermain connection information
- 74. Verify minimum watermain depth is maintained, it shown not to be in profile

#### **SHEET 6C**

- 75. Confirm adequate separation for water and sanitary service connection to lot F with depth shown
- 76. Show correct water connection
- 77. Provide watermain blowoff assemblies at all high points without hydrants
- 78. Confirm adequate separation between water and sewer at connection at station 3+50
- 79. Provide watermain mainline valves
- 80. Provide hydrant assembly details and notes
- 81. Show service line connections in profiles

#### **SHEET 6D**

- 82. Provide watermain valves
- 83. Provide hydrant details
- 84. Provide blow off's at high points without hydrants
- 85. Confirm 2-inch forcemain is adequate
- 86. Show forcemain in profiles

#### **SHEET 6E**

- 87. Confirm 6" watermain connection is adequate
- 88. Provide Tee details



- 89. Show water valves
- 90. Show service line connections in profiles
- 91. Provide blow off's at high points without hydrants
- 92. Watermain shown as curving in steep slope areas. Watermain should be shown straight and minimum depth and coverage verified

#### **SHEET 6F**

- 93. Show water valves
- 94. Show service line connections in profiles
- 95. Identify bend size around station 36+00
- 96. Watermain shown as curving in steep slope areas. Watermain should be shown straight and minimum depth and coverage verified

#### **SHEET 6G**

- 97. Show water valves
- 98. Several sharp angle pints are shown. Confirm/provide bend information.
- 99. Provide hydrant details and valves
- 100. Provide/show water easement outside development boundaries

#### **SHEET 6H**

- 101. Show water valves
- 102. Several sharp angle pints are shown. Confirm/provide bend information.
- 103. Watermain shown as curving in steep slope areas. Watermain should be shown straight and minimum depth and coverage
- 104. Confirm/show/verify 6-inch connection is adequate
- 105. Show drainage crossing around 29+00 to confirm separation
- 106. Add connecting notes and details
- 107. Show/provide easement
- 108. How is watermain constructed? In close proximity to wetlands – confirm no wetland impact

### **PRELIMINARY STORM SEWER PLANS**

#### **SHEET 6I**

- 109. Provide storm report to confirm values and capacities
- 110. Provide exterior chimney seals on storm structure
- 111. Need storm report to review flows, catch basin capacities, spreads, etc.



#### **SHEET 6J**

- 112. Show outlet FES elevations
- 113. Confirm constructability at intersection of all utilities
- 114. Pond HWL and EOF elevations inconsistent. Confirm elevations
- 115. Separate CBMH 6 and 7 notes to be readable
- 116. CBMH prior to outlets should have a sump
- 117. Review need for OCS sumps
- 118. Confirm CB casting matches curb section. If not, provide detail on how to align curb for review

#### **SHEET 6K**

- 119. Internal CBMH's should not have sumps
- 120. Increase easement width on F-640 for pipe depth

#### **SHEET 6L**

- 121. If entrance road has not been constructed, confirm condition of entrance culvert for replacement with new pipe
- 122. Confirm road section at CBMH 30. Doesn't match typical section
- 123. Show/provide storm easement
- 124. Show pond access for all areas of pond #1

### **PRELIMINARY STREET PLAN**

#### **SHEET 7A**

- 125. Street note 3. Shows ditch 3:1 slopes that need wood fiber blanket per erosion control notes. Show blanket on all ditch slopes
- 126. On Bit Flume Transition Detail
  - a. Correct to match angled connection shown on plans
  - b. Show rip rap
- 127. Correct note 3 to match details
- 128. Provide street section design details for loads

#### **SHEET 7B**

- 129. Add detail and note to tie into existing road
- 130. Provide and show access all around Basin #2
- 131. Show/detail rip rap at curb transition flumes
- 132. Show curb transition flume (for all Street Plan Sheets)
- 133. What is 30.0 dimension in lot M?



#### **SHEET 7C – 7D**

- 134. Show/provide trail easement
- 135. Roadway show for reference only per sheet note

#### **SHEET 7E**

- 136. Show rip rap at curb transition flumes
- 137. Curb transition flumes are not at low spot

#### **SHEET 7F**

- 138. Access to pond #1
- 139. Confirm CB sizes at low point (Sta. 2+70) for capacity. Provide report for review
- 140. Provide/show utility easement to the east of plat
- 141. Sanitary easement between lots F & G should be utility and trail easement
- 142. Provide trail to street connection details, slopes, etc.

#### **NOHOA Plan Review Comments in addition**

- 143. Commented that additional curb and gutter sections be added to stations 3+27 and 43+50 to reduce erosion potential. Previous NOHOA comments have been to minimize curb and gutter sections. Additional curb and gutter sections would decrease the roadway section and its impact on the adjacent areas. Engineering would be in agreement with additions of curb and gutter areas for this purpose. If additional curb and gutter is added, additional storm sewer might be necessary, along with additional reviews
- 144. Additional trail grading, detail and easement comments for the plat under review have been covered in engineering comments above
- 145. Storm sewer comments for depths and additional easement widths have been covered above. NOHOA has noted a potential decrease in buildable area that would need to be addressed, along with potential rerouting of storm system
- 146. Drainage and emergency overflow elevation comments have been covered above
- 147. Additional easement comments were provided, but are outside the development boundaries

#### **White Bear Township Comments**

- 148. Upgrade 6" watermain connection to an 8" connection – concur
- 149. Provide water system study for pressures, services, etc. – concur
- 150. Confirm Lift Station capacity – concur
- 151. Agreements will need to be developed for usage, capacity, maintenance, etc. – concur





Kevin Kress  
May 3, 2023

Thank you for the opportunity to perform the engineering plan review on the Red Forest Way South, Phase 2 Development. Please accept these review comments. If you have any questions, or need any additional information, please contact John Morast at [jmorast@hrgreen.com](mailto:jmorast@hrgreen.com) or at 763.710.1514.

Sincerely,

A handwritten signature in blue ink, reading 'John W. Morast'.

HR GREEN, INC

**John W. Morast, PE**

Regional Business Development Lead



**CITY OF NORTH OAKS PLANNING COMMISSION  
RAMSEY COUNTY, MINNESOTA  
RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION RECOMMENDING APPROVAL OF PRELIMINARY  
PLAN/PLAT (SUBDIVISION) APPLICATION FOR PHASE 2 OF THE RED  
FOREST WAY SOUTH DEVELOPMENT SITE**

---

**WHEREAS**, North Oaks Company, LLC, has applied for preliminary plan/preliminary plat (subdivision) approval (Preliminary Plan) for the subdivision of certain real property owned by North Oaks Company, LLC (the “Developer”) identified as a portion of Site K in the 1999 East Oaks Planned Development Agreement (commonly referred to as the “Red Forest Way South” development site and referred to as the North Black Lake site within the East Oaks PDA), located within the City of North Oaks, Ramsey County, Minnesota and legally described as follows:

Tract R, Registered Land Survey No. 640, Ramsey County, Minnesota.

**WHEREAS**, the Property is subject to the terms and conditions of the 1999 East Oaks Planned Development Agreement, as subsequently amended (the “East Oaks PDA”) and is zoned Residential Single Family Low Density – Planned Unit Development (RSL-PUD); and

**WHEREAS**, on December 2, 2019, the Developer submitted a Concept Plan for subdivision of the Red Forest Way Site to the City of North Oaks (the “City”), which was subsequently reviewed and discussed by the North Oaks Planning Commission on December 3, 2019 and January 30, 2020, and February 4, 2020 and the North Oaks City Council on February 13, 2020; and

**WHEREAS**, Developer subsequently submitted an Application for Preliminary Plan/Plat (Subdivision) (the “Application”) approval to the City, which application was deemed complete on April 5, 2023; and

**WHEREAS**, following published notice in the City’s newspaper of record on a public hearing was held before the Planning Commission on the Application on November May 10, 2023; and

**WHEREAS**, the Planning Commission reviewed and considered the Application for Preliminary Plan Approval at its meeting on May 10, 2023; and

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of North Oaks, Ramsey County, Minnesota, hereby **RECOMMENDS APPROVAL** the Application for Preliminary Plan/Preliminary Plat (subdivision) approval for the real



property described above and commonly known as the Red Forest Way – Phase 2 site, subject to the following conditions:

1. Compliance with all conditions listed in the Staff Recommendation of the Planning Report dated May 5, 2023.
2. The developer shall enter into a Development Contract with the City (the form of which shall be acceptable to the City) and post all necessary securities required by it and pay all required fees and costs including all City planning, engineering, and legal fees.
3. The developer shall enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney, and an easement shall be required for the stormwater facilities and access.
4. Compliance with all applicable requirements for final plat approval.

Adopted by the Planning Commission of the City of North Oaks on this 10<sup>th</sup> day of May, 2023.

Ayes:

Nays:

By: \_\_\_\_\_

Dave Cremons

Its: Chair

Attested:

By: \_\_\_\_\_

Kevin Kress

Its: City Administrator/City Clerk



**CITY OF NORTH OAKS PLANNING COMMISSION  
RAMSEY COUNTY, MINNESOTA  
RESOLUTION NO. 2023-02**

**RESOLUTION RECOMMENDING APPROVAL OF PRELIMINARY  
PLAN/PLAT (SUBDIVISION) APPLICATION FOR PHASE 2 OF THE RED  
FOREST WAY SOUTH DEVELOPMENT SITE**

---

**WHEREAS**, North Oaks Company, LLC, has applied for preliminary plan/preliminary plat (subdivision) approval (Preliminary Plan) for the subdivision of certain real property owned by North Oaks Company, LLC (the “Developer”) identified as a portion of Site K in the 1999 East Oaks Planned Development Agreement (commonly referred to as the “Red Forest Way South” development site and referred to as the North Black Lake site within the East Oaks PDA), located within the City of North Oaks, Ramsey County, Minnesota and legally described as follows:

Tract R, Registered Land Survey No. 640, Ramsey County, Minnesota.

**WHEREAS**, the Property is subject to the terms and conditions of the 1999 East Oaks Planned Development Agreement, as subsequently amended (the “East Oaks PDA”) and is zoned Residential Single Family Low Density – Planned Unit Development (RSL-PUD); and

**WHEREAS**, on December 2, 2019, the Developer submitted a Concept Plan for subdivision of the Red Forest Way Site to the City of North Oaks (the “City”), which was subsequently reviewed and discussed by the North Oaks Planning Commission on December 3, 2019 and January 30, 2020, and February 4, 2020 and the North Oaks City Council on February 13, 2020; and

**WHEREAS**, Developer subsequently submitted an Application for Preliminary Plan/Plat (Subdivision) (the “Application”) approval to the City, which application was deemed complete on April 5, 2023; and

**WHEREAS**, following published notice in the City’s newspaper of record on a public hearing was held before the Planning Commission on the Application on November May 10, 2023; and

**WHEREAS**, the Planning Commission reviewed and considered the Application for Preliminary Plan Approval at its meeting on May 10, 2023; and

**NOW THEREFORE, BE IT RESOLVED**, that the Planning Commission of the City of North Oaks, Ramsey County, Minnesota, hereby **RECOMMENDS APPROVAL** the Application for Preliminary Plan/Preliminary Plat (subdivision) approval for the real



property described above and commonly known as the Red Forest Way – Phase 2 site, subject to the following conditions:

1. Compliance with all conditions listed in the Staff Recommendation of the Planning Report dated May 5, 2023.
2. The developer shall enter into a Development Contract with the City (the form of which shall be acceptable to the City) and post all necessary securities required by it and pay all required fees and costs including all City planning, engineering, and legal fees.
3. The developer shall enter into a Stormwater Facilities Maintenance Agreement in a form acceptable to the City Attorney, and an easement shall be required for the stormwater facilities and access.
4. Compliance with all applicable requirements for final plat approval.

Adopted by the Planning Commission of the City of North Oaks on this 10<sup>th</sup> day of May, 2023.

Ayes:

Nays:

By: \_\_\_\_\_

Dave Cremons

Its: Chair

Attested:

By: \_\_\_\_\_

Kevin Kress

Its: City Administrator/City Clerk



**CITY OF NORTH OAKS  
RAMSEY COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE AMENDING CITY CODE TITLE III, CHAPTER 34, REGARDING  
PLANNING COMMISSION COMPOSITION**

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THE CITY COUNCIL OF THE CITY OF NORTH OAKS ORDAINS AS FOLLOWS:

**Section One.** Title III, Chapter 34 Amendment: Title III, Chapter, of the North Oaks City Code is hereby amended as follows. The underlined text shows the proposed additions to the City Code and the ~~struck through~~ text shows the deletions:

**CHAPTER 34: PLANNING COMMISSION**

**§ 34.01. ESTABLISHMENT.** A Planning Commission is hereby established. The Planning Commission shall be and is the planning agency for the City of North Oaks, as authorized by M.S. 462.354, subd. 1, as it may be amended from time to time. Except as otherwise provided in the City of North Oaks ordinances, the Planning Commission shall be advisory directly to the City Council of the City of North Oaks.

**§ 34.02. COMPOSITION.** The Planning Commission shall consist of seven (7) voting members, who must be residents of the City of North Oaks. All members shall be appointed by the City Council. ~~One (1) of the members may be a member of the City Council. Such~~ The City Council may appoint a City Council liaison to the Planning Commission. member shall be a non-voting member of the Planning Commission and shall not be counted in determining quorum ~~The City Council liaison is not a voting member of the Planning Commission and may not vote on any matter before the Planning Commission, nor shall they be considered a member of the Planning Commission for purposes of determining a quorum.~~

**§ 34.03. TERMS, OATH, AND VACANCIES.** Subject to the removal provisions in this chapter, the term of each member shall be three (3) years, which shall commence on January 1 of the applicable first year, and end on December 31 of the third year. At the start of the applicable term and before exercising any authority or duties, each member shall take an oath that he or she will faithfully discharge the duties of the office. Members shall be and are automatically removed without vote of the City Council when they no longer meet the residential eligibility requirement; fail to meet the attendance requirement in § 34.07; or die. Members may also be removed during a term for cause by a supermajority vote of the City Council. Each member shall hold office until a successor is appointed and qualified. If a member of the Planning Commission subsequently becomes a member of the City Council, such individual shall automatically cease to be a member of the Planning Commission as the date he or she is sworn into the City Council. In the event of a



vacancy, the term of an appointed successor shall be for the remainder of the departing member's term.

**§ 34.04 COMPENSATION.** Members serve without compensation; except that the City Council may, in its discretion and by a majority vote establish compensation for the Planning Commission members.

**§ 34.05. ORGANIZATION, STAFF, AND ADVISORS.**

(A) Organization. The City Council shall appoint the chairperson of the Planning Commission from among the members. The chairperson may hold office for a term of one (1) year. ~~The chairperson shall not be the City Council liaison.~~ The City Council may create and fill other offices as it determines necessary.

(B) Staff. The staff of the City of North Oaks shall provide reasonable support and information as requested by the Planning Commission. The City Administrator for the City shall attend official Planning Commission meetings. City staff shall be responsible for attending the meetings and keeping the minutes and records of the Planning Commission.

(C) Advisors. The City Attorney, City Planner, City Engineer, Building Inspector and/or any other representatives that are engaged by the City of North Oaks, are available as advisors and resources to the Planning Commission. They shall attend Planning Commission meetings upon request, and may be compensated for such attendance in accordance with their contracts with the City of North Oaks.

**§ 34.06 MEETINGS, MINUTES AND EXPENDITURES.**

(A) Meetings. The Planning Commission shall hold regular meetings, at least once each month, at the time and place as they may fix by resolution filed with the City Clerk, and upon at least seven (7) days' written notice, unless notice is waived by all Planning Commission members. Regular meetings shall be held at least once per month, unless circumstances such as lack of agenda, severe, inclement weather or absences, prevent them. Special meetings may be called at any time by the chairperson, or in the chairperson's absence, the acting chairperson, or as directed by the City Council or Mayor, upon three (3) days' written notice, unless notice is waived by all Planning Commission members. Meetings may proceed when a quorum is present. Attendance by four (4) voting members is necessary for a quorum. ~~The City Council liaison-member is not a voting member and~~ does not count in determining a quorum.

(B) Rules of Order. Subject to approval by the City Council, the Planning Commission shall adopt rules of order for the transaction of business, ordering meetings, adopting findings of fact and holding public hearings.

(C) Minutes, Records and Reports. The Planning Commission shall keep written minutes of its regular and special meetings, and shall keep a record of its motions, resolutions, transactions, and



findings. The minutes of each meeting (official or unofficial) shall be promptly filed with the city clerk prior to the next regularly scheduled City Council meeting. If the minutes are unofficial, they remain subject to approval at the next Planning Commission meeting. On or before January 1 of each year, the Planning Commission shall submit a written report of its work during the preceding calendar year, to the City Council.

(DE) Expenditures. The Planning Commission may make expenditures subject to and only within the amounts appropriated by the City Council. The Planning Commission shall submit a written report of its expenditures for a calendar year, to the City Council, on or before January 1 of the following calendar year.

**§ 34.07 ATTENDANCE.** ~~Planning Commission members are required to attend at least half of the Planning Commission's official regular and special meetings in each calendar year, unless specifically excused by the Planning Commission chairperson because of unforeseeable circumstances. Excused absences shall be so noted in the minutes of the applicable meeting. Failure to meet this attendance requirement in a given calendar year, shall result in automatic removal from the Planning Commission as of December 31 of that calendar year. Planning Commission member may be removed by recommendation of the Planning Commission Chair and approval by the City Council if such member has failed to attend three consecutive regularly scheduled meetings of the Planning Commission without having been excused by the Planning Commission chair.~~

**§ 34.08. POWERS AND DUTIES.** The Planning Commission shall have the powers and duties given to city planning agencies generally by law, including the authority to conduct public hearings as directed by City Council or city policy, including the following. ~~The Planning Commission also shall perform its duties as set forth in these City ordinances, including as set forth in Chapter 150.~~

A. To be the planning agency of the city in accordance with Minnesota statutes section 462.354 and to exercise those powers and duties assigned to it by Minnesota statutes sections 462.351 to 462.364, the municipal planning act.

B. To conduct activities in accordance with duties assigned in this code, council adopted procedures and resolutions and Minnesota statutes.

C. To prepare an outline of types of procedure necessary to make the city comprehensive plan effective.

D. To review the comprehensive plan every two (2) years or when requested to do so by the council, making recommendations for updating.

E. To prepare zoning regulations for the city which shall be reviewed every two (2) years, or when requested to do so by the council, making recommendations for updating.

F. To study applications and proposals for amendments to the zoning regulations and applications for special permits and to advise the council of its recommendations thereon.



G. To study preliminary plats and to advise the council of its recommendations thereof.

H. To act in an advisory capacity to the council in all matters wherein powers are assigned by state law concerning the comprehensive planning, zoning, platting and other matters of a general planning nature.

~~§ 34.09. EFFECTIVE DATE. This ordinance, Chapter 34, is effective on the date it is published (or a summary of the ordinance is published pursuant to M.S. § 412.191, subd. 4) in a manner that meets the requirements of Minnesota Statutes § 331A.01, subd. 10. (Ord. 34, passed 6-13-2019)~~

**Section Two. Effective Date.** This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF NORTH OAKS**

By: \_\_\_\_\_

Krista Wolter, Mayor

Attested:

By: \_\_\_\_\_

Kevin Kress  
City Administrator/City Clerk

(Published in the Shoreview Press on \_\_\_\_\_, 2023)



**CITY OF NORTH OAKS  
RAMSEY COUNTY, MINNESOTA**

**ORDINANCE NO. \_\_\_\_**

**AN ORDINANCE AMENDING CITY CODE TITLE XV, CHAPTER 151, REGARDING  
COMPREHENSIVE PLAN AMENDMENTS**

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THE CITY COUNCIL OF THE CITY OF NORTH OAKS ORDAINS AS FOLLOWS:

**Section One.** Title XV, Chapter 152, Amendment: Title XV, Chapter 151, of the North Oaks City Code is hereby amended as follows. The underlined text shows the proposed additions to the City Code:

**151.01 COMPREHENSIVE PLAN**

(A) The city has to date adopted a series of Comprehensive Plans as required by Minnesota statutes. It shall be the function and duty of the Planning Commission to consider and propose amendments to any existing Comprehensive Plan and to and to act as the planning agency of the City for purposes of Minn. Stat. Cha. 462.

(B) The Comprehensive Plans may address themselves to such subjects as proposed public buildings, public utility services, all forms of recreational facilities and other matters related to the development of the city.

(C) Such Comprehensive Plans may go beyond the subjects listed herein so long as the Comprehensive Plans relate to the general statement of policy contained in M.S. Sec. 462.351 as it may be amended from time to time.

(D) Each Comprehensive Plan may be prepared in Sections, each of which shall relate to a major subject of the Comprehensive Plan or to a major geographical section of the city.

(E) The Planning Commission may from time to time propose amendments or additions to the Comprehensive Plan or any section thereof under the same procedures applicable to adoption of each Comprehensive Plan whenever changed conditions or evaluation by the Planning Commission indicate that amendment or addition is necessary or appropriate.

(F) Each proposed Comprehensive Plan or amendment thereof or addition thereto shall be subject to approval by the City Council

**151.02 PROCEDURE FOR ADOPTION OR AMENDMENT OF COMPREHENSIVE  
PLAN**



(A) Before adopting a Comprehensive Plan or any section of it or any amendment thereof, the Planning Commission shall hold at least one public hearing thereon, notice of the time, place and purpose of which shall be given by publication in the official city newspaper at least ten days before the hearing. Following the hearing, the Planning Commission shall make a recommendation to the City Council regarding the proposed comprehensive plan or comprehensive plan amendment. If no recommendation is made

(B) Except as otherwise provided in Minn. Stat. Sec. 462.355, adoption by the City Council shall be by resolution of the Council passed by a vote of a majority of the members of the Council.

### **151.03 PROCEDURE FOR PLAN EFFECTUATION**

(A) Upon the adoption of a Comprehensive Plan or any section thereof, it shall be the duty of the Planning Commission to recommend to the City Council reasonable and practicable means for putting into effect the Comprehensive Plan or section thereof in order that the same will serve as a pattern and guide for the orderly physical, economic, and social development of the city and as a basis for the efficient expenditure of funds relating to the subjects of the Comprehensive Plan.

(B) The recommended means may include, at the discretion of the Planning Commission, but are not limited to, zoning regulations, regulations for the control of subdivision plats, an official map, coordination of the normal public improvements of the city, a long-term program of capital expenditures, and any other means that reasonably relate to the purposes of this section.

### **151.075 ZONING ORDINANCE**

(A) No zoning ordinance or amendment thereto shall hereafter be adopted by the Council until a public hearing has been held thereon by the Planning Commission upon notice as provided in M.S. Section 462.357, subdivision 3, as it may be amended from time to time.

(B) (1) The City Council shall act as the Board of Appeals and Adjustments as provided in M.S. 462.352, subdivision 2, as it may be amended from time to time.

(2) The Board of Appeals and Adjustments shall function as an appellate forum for any person who believes that they have been adversely affected by a zoning ordinance of the city.

(3) Decisions of the Board of Appeals and Adjustments on matters within its jurisdiction shall be final, subject to the right of judicial review.



(4) Hearings by the Board of Appeals and Adjustments shall be upon written notice to the interested parties no less than ten days prior to the hearing date.

**152.022 PLATS.**

(A) (1) Every proposed plat of land within the city shall be submitted to the City Council before being filed and no plat of land shall be filed until the same shall first have been approved by the City Council.

(2) The City Council shall constitute the platting authority for purposes of M.S. Section 462.358 and M.S. Ch. 505, as the same may be amended from time to time.

(B) Any person who violates this provision or who sells land or offers land for sale or contracts for the sale of land by reference to or by other use of any plat before the plat has been approved by the City Council in accordance with this subsection shall be guilty of a misdemeanor and is subject to Ordinance Section 10.99.

(C) Before approving a plat, the City Council shall submit the same to the Planning Commission for its review and recommendations. The Planning Commission, within sixty days after such plat has been referred to it by the City Council, shall act on the same and shall make its recommendation with respect thereto. The recommendation may consist of:

- (1) Recommendation that the City Council approve the plat;
- (2) Recommendation that the City Council disapprove the plat, in which case the recommendation shall include a statement of the specific reasons for disapproval; or
- (3) Recommendation that the City Council approve the plat after specified changes or revisions are made thereto, which recommendation may include the condition that a revised plat containing the changes or revisions be submitted to the Planning Commission, in which case the revised plat shall be so submitted to the Planning Commission for its further consideration and recommendations before action thereon by the City Council.

**Section Two. Effective Date.** This Ordinance shall be in full force and effect upon its adoption and publication as provided by law.

Passed in regular session of the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2023.

**CITY OF NORTH OAKS**

By: \_\_\_\_\_



Krista Wolter

Its: Mayor

Attested:

By: \_\_\_\_\_

Kevin Kress

Its: City Administrator/City Clerk

(Published in the Shoreview Press on \_\_\_\_\_, 2023)